

CONCEPTUAL DEVELOPMENT PLAN/
FINAL DEVELOPMENT PLAN
(CDP/FDP)
FOR
2550 HUNTINGTON AVE.
TM# 83-1 ((1)) 34C
MT. VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

Application No RZ/FDP 2011-MV-031 Staff Mayland
Approved Development Plan
(CDP) (FDP)
See PROFFERS dated 10-4-2012
Date of (BZA) (BO) (PC) 11-20-2012
Sheet 1 of 39
FDP Dev Conds dated 9-6-2012 PC Date 9-20-2012

DEVELOPER/APPLICANT
MIDATLANTIC REALTY PARTNERS, LLC
3050 K ST. NW.
SUITE 125
WASHINGTON, D.C. 20007
PH. 202-719-9000

CIVIL ENGINEER
URBAN, LTD.
4200 D TECHNOLOGY COURT
CHANTILLY, VIRGINIA 20151
PH. 703-642-2306

TRAFFIC ENGINEER
WELLS & ASSOCIATES
1420 SPRING HILL RD.
SUITE 600
MCLEAN, VA. 22102
703-917-6620

ARCHITECT - RESIDENTIAL
SK&I
7735 OLD GEORGETOWN RD
SUITE 1000
BETHESDA, MD. 20814
PH. 301-654-9300

ARCHITECT - COMMERCIAL
COOPER CARRY
625 NORTH WASHINGTON ST
SUITE 200
ALEXANDRIA, VA 22314
PH. 703-519-6152

LANDSCAPE ARCHITECT
LSG LANDSCAPE ARCHITECTURE
1919 GALLOWS ROAD
SUITE 110
VIENNA, VA 22182
PH. 703-821-2045


ATTORNEY
WALSH COLUCCI
COURTHOUSE PLAZA
2200 CLARENDON BLVD
13TH FLOOR
ARLINGTON, VA. 22201
PH. 703-528-4700


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Department of Planning & Zoning
AUG 17 2012
Zoning Evaluation Division

PLAN DATE
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08-07-12

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COVER SHEET
2550 HUNTINGTON AVE.
CDP/FDP
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: N/A
DATE: JUNE, 2011
CI=N/A

SHEET
01
OF
35
FILE No.
RZ-12622

REVISIONS
No. DATE DESCRIPTION

GENERAL NOTES

1. THE PROPERTY IS IDENTIFIED AS FAIRFAX COUNTY TAX MAP NUMBER: 83-1-((1))-34C.
2. PARCEL 83-1-((1))-34C IS CURRENTLY ZONED I-5. THE SUBJECT PARCEL IS BEING RE-ZONED TO PRM.
3. BOUNDARY AND TOPOGRAPHY INFORMATION HEREON IS BASED ON FIELD RUN SURVEY PREPARED BY VIKI. AND IS REFERENCED HORIZONTALLY TO NAD 1983 AND VERTICALLY TO NAVD 1929.
4. THE TOPOGRAPHY SHOWN HEREON IS AT A TWO-FOOT CONTOUR INTERVAL, COMPILED BY VIKI.
5. THE PROPERTY SHOWN ON THIS CDP/FDP IS LOCATED IN THE MT. VERNON DISTRICT.
6. THIS PROPOSED DEVELOPMENT IS IN CONFORMANCE WITH THE COMPREHENSIVE PLAN AND ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED CONDITIONS, EXCEPT AS NOTED HEREIN.
7. THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "AE" & "X" AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP(FIRM) COMMUNITY PANEL NUMBER 515525 0315 E FOR FAIRFAX COUNTY, VIRGINIA, DATED SEPTEMBER 17, 2010. ZONE "AE" IS IDENTIFIED AS A SPECIAL FLOOD HAZARD ZONE AREA.
8. THIS SITE IS SERVED BY PUBLIC SEWER AND WATER.
9. NO STORM WATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) WILL BE REQUIRED BASED ON THE ANALYSIS ON SHEET 33. ALL BMPS PROVIDED WITH THIS PLAN ARE IN ADDITION TO THE MINIMUM REQUIREMENTS AND ARE SUBJECT TO CHANGE WITH FINAL SITE PLAN SUBMISSION.
10. UTILITY LOCATIONS SHOWN ARE APPROXIMATE. THE PROPOSED LOCATION IS SUBJECT TO CHANGE BASED ON FINAL DESIGN AND COORDINATION WITH PUBLIC WORKS.
11. INDIVIDUAL UTILITY PLANS AND PROFILES WILL BE SUBMITTED DURING THE SITE PLAN STAGE FOR CONSTRUCTION PURPOSES.
12. THERE ARE KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON THIS SITE INCLUDING MINOR SOIL CONTAMINATION PER THE GEOTECHNICAL STUDY. IF ANY SUBSTANCES ARE FOUND, THE METHODS FOR DISPOSAL SHALL ADHERE TO COUNTY, STATE, OR FEDERAL LAW. EXISTING HAZARDOUS OR TOXIC SUBSTANCES ARE LISTED BELOW:
- ASBESTOS (WITHIN THE EXISTING BUILDING)
13. THERE ARE NO KNOWN BURIAL SITES OR EXISTING GRAVES FOUND ON THIS SITE.
14. ALL PUBLIC STREETS SHALL CONFORM TO FAIRFAX COUNTY AND/OR VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) STANDARDS AND SPECIFICATIONS UNLESS MODIFIED AS DESCRIBED IN GENERAL NOTE 6 ABOVE.
15. IN ACCORDANCE WITH PARAGRAPH 5 OF SECTION 18-204 OF THE ZONING ORDINANCE, MINOR MODIFICATIONS TO THE SIZE, DIMENSIONS, FOOTPRINTS, AND LOCATION OF BUILDINGS, PARKING SPACES, GARAGES AND SIDEWALKS MAY OCCUR WITH FINAL ENGINEERING AND DESIGN.
16. THERE ARE DESIGNATED ENVIRONMENTAL QUALITY CORRIDORS (EQC) ON THE SUBJECT SITE PER THE COUNTY OF FAIRFAX MAPS.
17. KNOWN RPA'S AND 100 YR FLOODPLAINS HAVE BEEN DENOTED ON THE PLAN PER FAIRFAX COUNTY PLAN #1302-RPA-001-1.
18. THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES ON THE SUBJECT SITE WHICH WOULD DESERVE PROTECTION OR PRESERVATION.
19. THE DEVELOPMENT SCHEDULE AND PROPOSED SITE PLAN SUBMISSIONS SHALL BE DETERMINED BY THE APPLICANT BASED UPON MARKET CONDITIONS. THE DEVELOPMENT MAY BE PHASED.
20. NOTWITHSTANDING THE IMPROVEMENTS AND TABULATIONS SHOWN ON THIS PLAN, THE APPLICANT RESERVES THE RIGHT TO REASONABLY MODIFY THE FINAL DESIGN CONCEPTS, INCLUDING SIZES AND LOCATIONS OF IMPROVEMENTS, TO CONFORM WITH ARCHITECTURAL AND ENGINEERING TOLERANCES AND TO COMPLY WITH NEW CRITERIA AND REGULATIONS THAT MAY BE ADOPTED BY FAIRFAX. OTHER AGENCIES WHOSE JURISDICTIONAL APPROVAL MAY BE REQUIRED. IN NO EVENT SHALL THE OVERALL GFA BE INCREASED AND SUCH MODIFICATIONS SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THE CDP/FDP. MINOR MODIFICATIONS TO THE SIZE, DIMENSIONS, FOOTPRINTS, AND LOCATION OF BUILDINGS, PARKING SPACES, GARAGES AND SIDEWALKS MAY OCCUR WITH FINAL ENGINEERING AND DESIGN.
21. THE COMPREHENSIVE PLAN PROPOSES THE ADDITION OF A BIKE LANE ALONG THE PROPERTY'S FRONTAGE WITH HUNTINGTON AVENUE. THE HUNTINGTON AVENUE BIKE LANE IS NOT BEING CONSTRUCTED WITH THIS APPLICATION BECAUSE ADJACENT CONNECTIONS ARE NOT CURRENTLY AVAILABLE. HOWEVER, ADEQUATE RIGHT OF WAY TO ACCOMMODATE THE TRAIL EXISTS ALONG HUNTINGTON AVENUE. FURTHERMORE, FUNDS TO CONSTRUCT THE TRAIL ALONG THE PROPERTY'S FRONTAGE ARE PROFFERED WITH THIS APPLICATION.
22. DIMENSIONS AND SIZES AS SCALED ARE APPROXIMATE AND MAY VARY DEPENDING ON THE FINAL USE AND ARCHITECTURAL/ENGINEERING DESIGN DURING SITE PLANNING. THE FINAL DESIGN SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THE CDP/FDP PLAT.
23. A SUBSURFACE INVESTIGATION HAS BEEN PERFORMED. RESULTS WILL BE PROVIDED IN A SEPARATE SUBMISSION.
24. NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE DEPTH, CONDITION, CAPACITY OR LOCATION OF ANY UTILITIES OR MUNICIPAL/PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES CONTACT "MISS UTILITY" 1 (800) 257 -7777.
25. THE FOLLOWING DESIGN STRATEGIES AND DEVELOPMENT MEASURES WILL PROTECT THE ADJACENT AND NEIGHBORING PROPERTIES FROM ANY ADVERSE EFFECTS PROMPTED BY THE PROPOSED DEVELOPMENT.
-THE POST-DEVELOPMENT DRAINAGE DIVIDES MAINTAIN ON-SITE OVERLAND RUNOFF WITHIN THE LIMITS OF THE DEVELOPMENT SITE.
26. BUILDINGS WILL BE LOCATED APPROPRIATELY OUTSIDE THE REQUIRED SETBACKS AND BULK PLANE LIMITS.
27. THE FOLLOWING ARE THE OWNERS OF THE PARCELS INCLUDED IN THIS ZONING APPLICATION:
MAP # 83-1-((1))-34C
HUNTINGTON AVENUE ASSOCIATES LLC.
111 ORONO ST.
ALEXANDRIA, VA. 22314
28. THE EXISTING OVERHEAD UTILITIES ALONG EXISTING HUNTINGTON AVENUE FROM PROPOSED ROBINSON WAY TO EXISTING METROVIEW PARKWAY SHALL BE UNDERGROUNDED.
29. THERE IS AN EXISTING VARIABLE WIDTH VEPCO EASEMENT IN EXCESS OF 25' ONSITE.
30. THE INTERNAL DIMENSIONS OF THE BUILDING AND INTERNAL COURTYARDS ARE PRELIMINARY AND SUBJECT TO CHANGE WITH FINAL ARCHITECTURAL DESIGN.
31. THE APPLICANT REQUESTS A WAIVER TO SECTION 13-303 AND 13-304 OF THE ZONING ORDINANCE, WHICH PERTAINS TO THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS, RESPECTIVELY.
32. SHOULD ANY DISCREPANCY APPEAR IN THE PLAN REGARDING:
BUILDING TABULATIONS: DEFER TO SHEET 03.
PLAN LOCATIONS: DEFER TO SHEET 16.
LANDSCAPING LOCATIONS: DEFER TO SHEET 29.

Application No **RZ/FDP 2011-MV-031** Staff **Mavland**
Approved Development Plan
(CDP) (FDP)
See PROFFERS dated **10-4-2012**
Date of (BZA) **(BOS) (PC)** **11-20-2012**
Sheet **2** of **39**

FDP Dev Conds dated **9-6-2012** PC Date **9-20-2012**

MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS

The following information is required to be shown or provided in all zoning applications, or a waiver request of the submission requirement with justification shall be attached. Note: Waivers will be acted upon separately. Failure to adequately address the required submission information may result in a delay in processing this application.

This information is required under the following Zoning Ordinance paragraphs:
Special Permits (8-011 2J & 2L) Special Exceptions (9-011 2J & 2L)
Cluster Subdivision (9-615 1G & 1N) Commercial Revitalization Districts (9-622 2A (12) & (14))
Development Plans PRC District (16-302 3 & 4L) PRC Plan (16-303 1E & 1O)
FDP P Districts (except PRC) (16-302 1F & 1Q) Amendments (18-202 10F & 10I)

- ☒ 1. Plat is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100').
- ☒ 2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet **## & 16**
- ☐ 3. Provide:
Facility Name/ Type & No. **N/A SEE #12 BELOW**
(e.g. dry pond A, salt trench, underground vault, etc.)
- | On-site area served (acres) | Off-site area served (acres) | Drainage area (acres) | Footprint area (sf) | Storage Volume (cf) | If pond, dam height (ft) |
|-----------------------------|------------------------------|-----------------------|---------------------|---------------------|--------------------------|
| _____ | _____ | _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ | _____ | _____ |
| Totals | _____ | _____ | _____ | _____ | _____ |
- ☐ 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet _____.
Pond inlet and outlet pipe systems are shown on Sheet _____.

☐ 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet _____.
Type of maintenance access road surface noted on the plat is _____ (asphalt, geoblock, gravel, etc.).
- ☐ 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet _____.

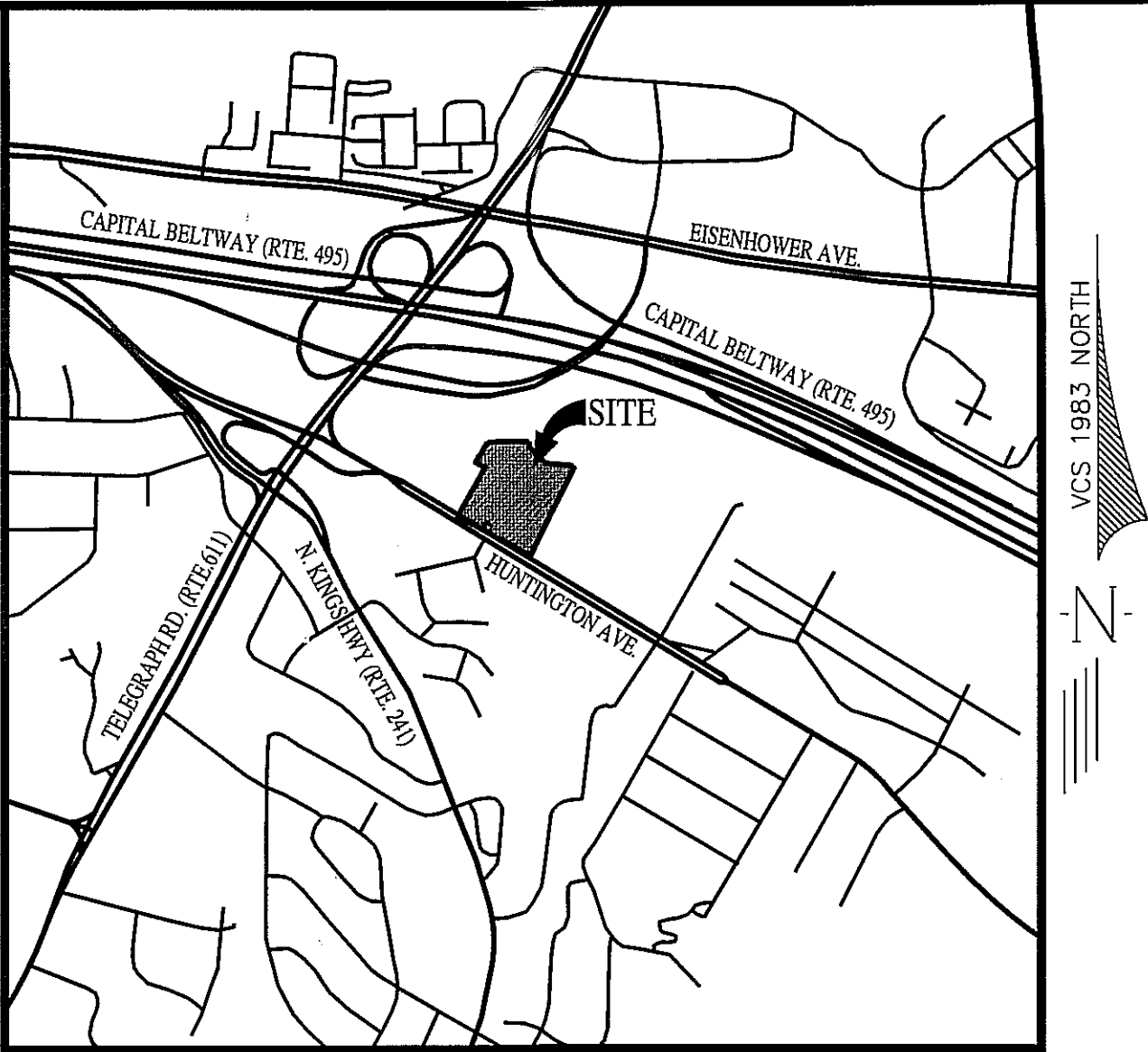
☐ 7. A 'stormwater management narrative' which contains a description of how detention and best management practices requirements will be met is provided on Sheet _____.

☐ 8. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet _____.

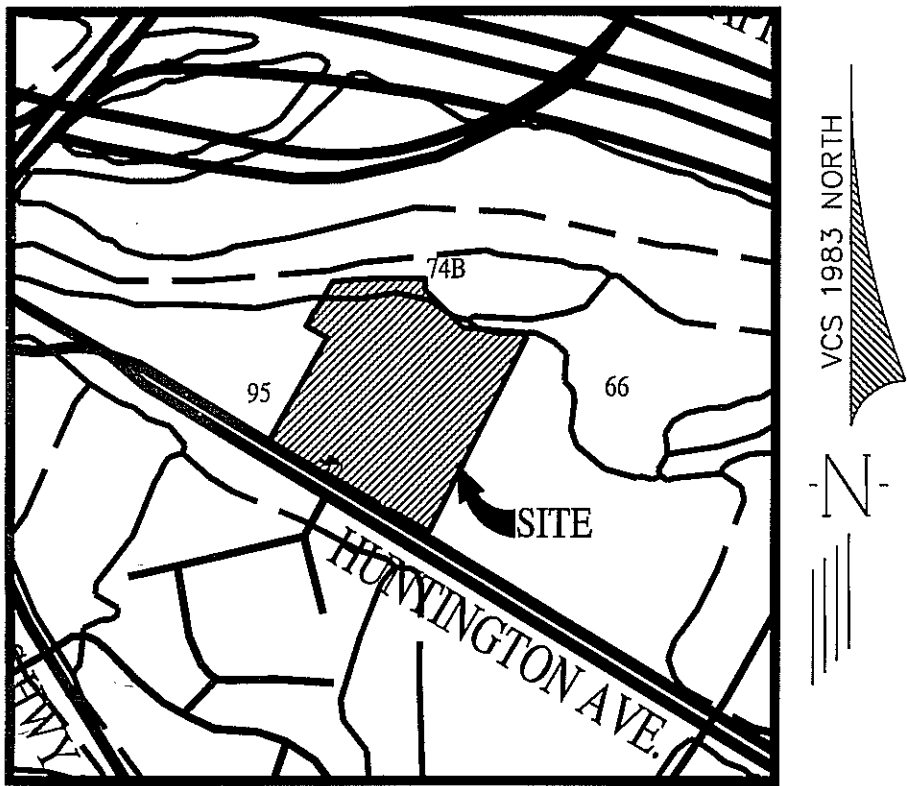
☐ 9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet _____.

☐ 10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets _____.

☐ 11. A submission waiver is requested for _____.
- ☒ 12. Stormwater management is not required because **THE PROPOSED DEVELOPMENT IS REDUCING THE SITE IMPERVIOUS AREA BY 9.45%, HENCE NO SWM IS REQUIRED**



VICINITY MAP
SCALE: 1" = 1000'



SOILS MAP
SCALE: 1" = 500'

SOIL ID NUMBERS	SOIL SERIES NAME	FOUNDATION SUPPORT	SOIL DRAINAGE	EROSION POTENTIAL	PROBLEM CLASS
66	KINGSTOWNE SANDY CLAY LOAM	FAIR--C,B	FAIR--S	MEDIUM	IVB
74B	LUNT-WARUNSCO COMPLEX	POOR--U,P,C,B	POOR--P,S,C	MEDIUM	III
95	URBAN LAND	N/A	N/A	N/A	IVB

LEGEND:			
---W---	EXISTING WATER LINE	⬮	ROAD SIGN
---W---	PROPOSED WATER LINE	⊖	EX. POWER POLE
H+G+*	EX. FIRE HYDRANT	25.6	EXISTING SPOT ELEVATION
H+*	PROP. FIRE HYDRANT	+25.60	PROP. SPOT ELEVATION
WM	EXISTING WATER METER	CG-6 CG-6R	SPILL AND TRANSITION CURB AND GUTTER
WM	PROPOSED WATER METER	=====	PROPOSED CURB
WV	EXISTING WATER VALVE	▼▼	MAIN BUILDING ENTRANCE
WV	PROPOSED WATER VALVE	⊕	EX. STREET LIGHTS
==	EXISTING STORM DRAIN	⊕	PROP. STREET LIGHTS
==	PROPOSED STORM DRAIN	⊕	PROPOSED CG-12
---	EXISTING SANITARY SEWER	⊕	EXISTING TREE
---	PROPOSED SANITARY SEWER	⊕	PROPOSED TREE
G	EXISTING GAS LINE	⚠	WATER FITTING IDENTIFIER
G	PROPOSED GAS LINE	⓪	LOADING AREA
GV	EXISTING GAS VALVE	⓪	BENCHMARK
GV	PROPOSED GAS VALVE	⓪	TEST PIT REQUIRED
---	EXISTING OVERHEAD WIRE	⓪	PROJECTED TRAFFIC COUNT
⊙	EXISTING LIGHTING	← ??? VPD	OVERLAND RELIEF
⊙	PROPOSED LIGHTING	← O.R.	
---	EXISTING FENCE		
---	PROPOSED FENCE		
---	EXISTING TREE LINE		
---	EXISTING CONTOURS		
---	PROPOSED CONTOURS		
---	PROPOSED PHASE LINE		
LCC	PROPOSED LIMITS OF CLEARING & GRADING		
---	EXISTING WETLANDS		
---	PROP. RET. WALL		
---	EX. RET. WALL		

GENERAL NOTES-DETAILS-AND SOILS

2550 HUNTINGTON AVE.

CDP/FDP

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: AS NOTED

SHEET
02
OF
35

FILE No.
RZ-12622

DATE: JUNE, 2011

CL=N/A

SCALE: AS NOTED

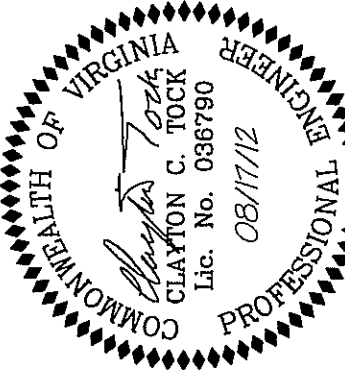
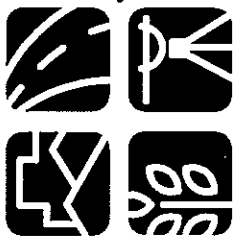
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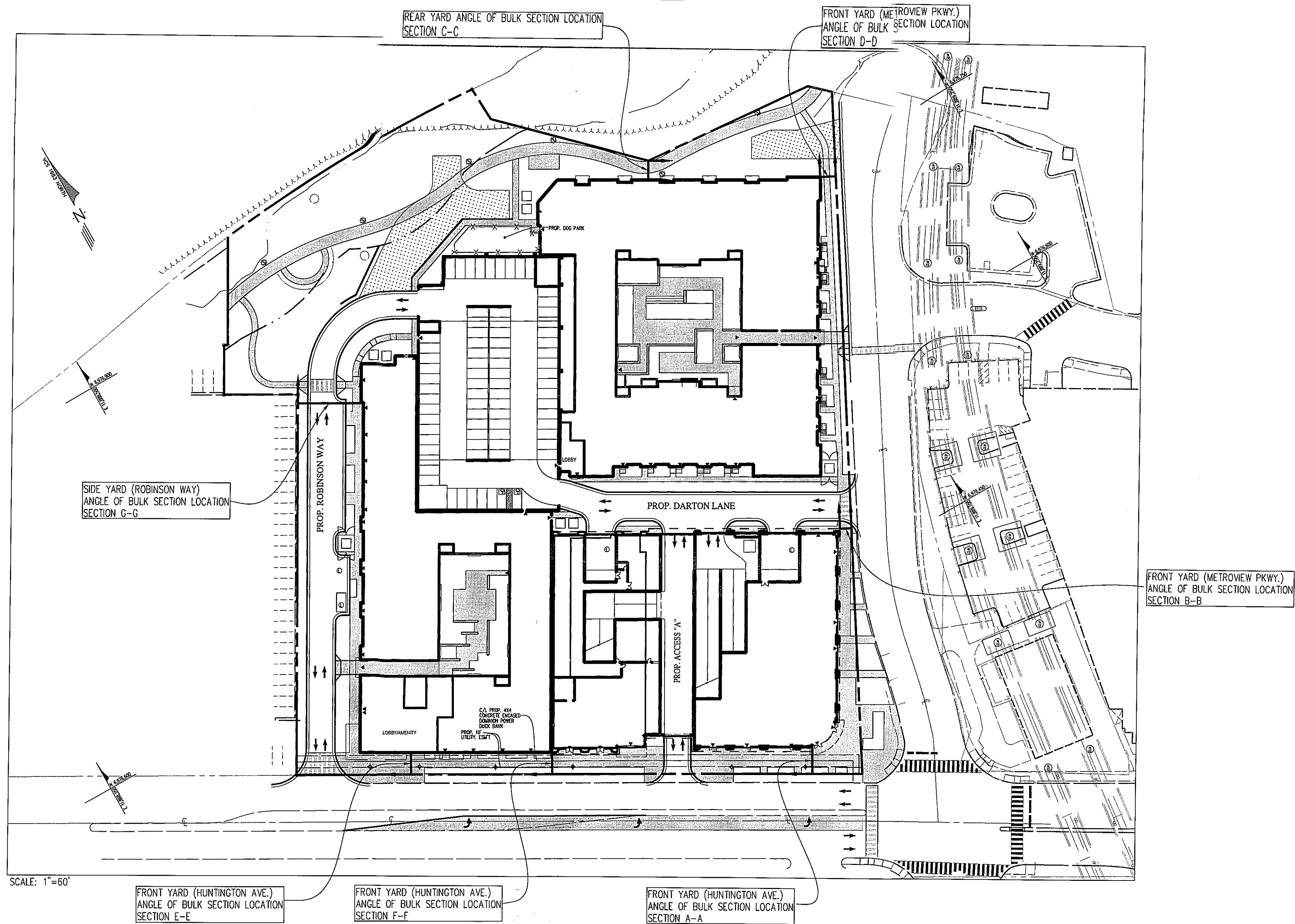
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BULK PLANE DIAGRAMS



SITE TABULATIONS:

EXISTING SITE AREA	PARCEL	AREA
340	263,085 SF or 6.039 AC.	
EXISTING ZONING	1-5	
PROPOSED ZONING	PRM	
EXISTING USE	INDUSTRIAL/STORAGE/OFFICE/SURFACE PARKING	
PROPOSED USE	MULTI-FAMILY RESIDENTIAL/OFFICE/HOTEL/STRUCTURED PARKING	

ZONING TABULATIONS:

	ALLOWABLE/MINIMUM	PROPOSED-RESIDENTIAL	PROPOSED-HOTEL/OFFICE (W/ RETAIL)
PROPOSED BUILDING SQUARE FOOTAGE	N/A	370,000 GSF MAX	OFFICE= 254,000 GSF HOTEL= 110,000 GSF RETAIL= 6,000 GSF TOTAL= 370,000 GSF** MAX
PRM - MINIMUM DISTRICT SIZE	2 ACRES	6.03937 ACRES	
PRM - FLOOR AREA RATIO (FAR)	3.0	2.81 (740,000/263,085) MAX	
PRM - LANDSCAPE OPEN SPACE	20% (52,617 S.F.)	26.91%+/- (70,787.28 S.F.)** RECREATIONAL - 4.27%+/- (11,241.87 S.F.)	

ZONING REQUIREMENTS - C-4 DISTRICT*

MINIMUM LOT AREA	N/A	N/A	N/A
MINIMUM LOT WIDTH	N/A	N/A	N/A
BUILDING HEIGHT	N/A	75' (5 STORIES) MAX W/ LOFT	165' (15 STORIES) MAX OFFICE 120' (11 STORIES) MAX HOTEL
NUMBER OF UNITS	N/A	390 MAX	200 (HOTEL KEYS) MAX
DENSITY (DU/AC.)	N/A	64.58 (390/6.039) MAX	N/A
YARD REQUIREMENTS			
FRONT YARD	40' (25' ANGLE OF BULK)	12.54'+/- METROVIEW PKWY 18.17'+/- HUNTINGTON AVE. (RESIDENTIAL)	9.82'+/- METROVIEW PKWY 22.27'+/- HUNTINGTON AVE. (OFFICE) 18.67'+/- HUNTINGTON AVE. (HOTEL)
SIDE YARD	N/A	53.30' (WESTERN P/L)	N/A
REAR YARD	25' (20' ANGLE OF BULK)	15.59'+/-	N/A

* PER SECTION 16-102.1 OF THE ZONING ORDINANCE, THE ALLOWABLE/MINIMUM STANDARDS OF C-4 HAVE BEEN USED FOR SUGGESTED ZONING TABULATIONS AS APPLICABLE.
** ONLY 50% OF OPEN SPACE WITHIN MAJOR UTILITY EASEMENT HAS BEEN COUNTED PER SECTION 2-309.5 OF THE ZONING ORDINANCE.
*** UP TO 6,000 S.F. WILL BE RETAIL. FOR FURTHER DETAILS REFER TO THE PROFFERED CONDITIONS.

PARKING TABULATIONS:

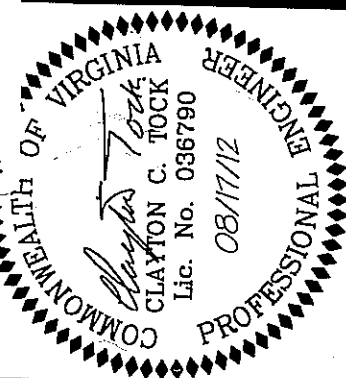
REQUIRED PARKING:	RESIDENTIAL USE: 1.6 SPACE / UNIT (1.6 SPACE / UNIT) X (390 UNITS) = 624 SPACES
PROVIDED PARKING:**	RESIDENTIAL GARAGE PARKING PROVIDED OFFICE/RETAIL GARAGE PARKING PROVIDED HOTEL GARAGE PARKING PROVIDED TOTAL PARKING PROVIDED = 1,453 SPACES*
REQUIRED LOADING:	RESIDENTIAL USE (STANDARD G) 1 SPACE FOR FIRST 25,000 S.F. + 1 SPACE/100,000 S.F. 1 SPACE + 345,000 SF X 1 SPACE/100,000 S.F. = 5 SPACES
TOTAL REQUIRED PARKING:	PROVIDED PARKING:** = 507 SPACES (1.3 SPACES/UNIT) = 696 SPACES [(2.6 SPACES/1000 SF) + (3 SPACES/200 SF FOR FIRST 1000 SF + 6 SPACES/1000 SF AFTER 1000 SF)] = 250 SPACES (1.25 SPACES/UNIT) = 1,453 SPACES*
TOTAL REQUIRED LOADING:	PROVIDED LOADING: = 4 SPACES** (2 LOADING SPACES FOR RESIDENTIAL USE - 1 LOADING SPACES FOR THE HOTEL USE - 1 LOADING SPACES FOR THE OFFICE USE)

* PARKING MODIFICATION IS REQUESTED FOR REDUCTION IN PARKING BASED ON SECTION 11-102.5 OF THE ZONING ORDINANCE. RETAIL PARKING IS INCORPORATED INTO OFFICE GARAGE.
** LOADING SPACE MODIFICATION IS REQUESTED FOR REDUCTION IN LOADING SPACES REQUIRED IN SECTION 11-202.3 OF THE ZONING ORDINANCE.
*** PARKING SHALL BE PROVIDED AS REQUIRED BY THE ORDINANCE OR AS REDUCED BY THE B.O.S. WITH THE APPROVAL OF THIS PLAN. THE PARKING PROVIDED MAY BE REDUCED BASED ON THE ACTUAL NUMBER OF UNITS PROPOSED AND/OR GSF BUILT. THE PARKING PROVIDED WILL BE BASED ON THE PARKING RATIO IDENTIFIED UNDER THE "PROVIDED PARKING" TABULATION SHOWN ON THIS SHEET.

Application No RZ/FDP 2011-MV-031 Staff Mavland
Approved Development Plan

See PROFFERS dated 10-4-2012
Date of BZA (BOS) (PC) 11-20-2012
Sheet 3 of 39

FDP Dev Conds dated 9-6-2012 PC Date 9-20-2012



ZONING TABS AND BULK PLANE ANALYSIS

2550 HUNTINGTON AVE.

CDP/FDP

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE: JUNE, 2011

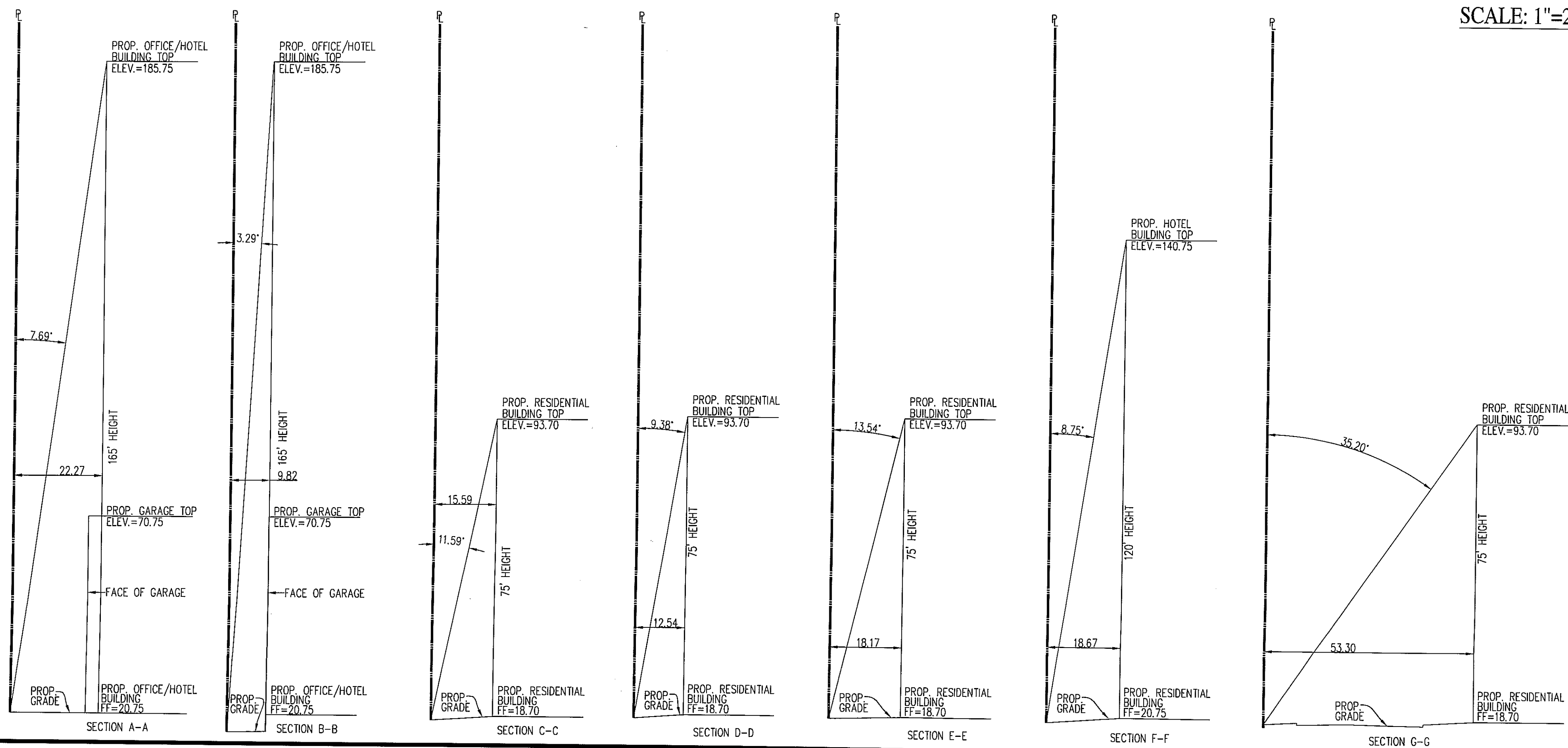
CL= N/A

SCALE: AS NOTED

SHEET
03
35

FILE No.
RZ-12622

SCALE: 1"=20'





VIEW FROM CORNER OF METROVIEW PARKWAY AND HUNTINGTON AVENUE



VIEW FROM HUNTINGTON AVENUE

SEE SHEET 07 FOR RESIDENTIAL
BUILDING ELEVATIONS AND
RESIDENTIAL BUILDING MATERIALS

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Sheet 4 of 39
FDP Dev Conds dated 9-6-2012 PC Date 9-20-2012

- A PRECAST
- B SYNTHETIC STUCCO
- C MASONRY
- D GLASS

ARCHITECTURAL ELEVATIONS - HUNTINGTON AVENUE

2550 HUNTINGTON AVE.
CDP/FDP
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE: JUNE, 2011
SCALE: N/A

SHEET
04
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FILE No.
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urban

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PLANDATE

07-14-11
10-05-11
12-19-11
08-28-12
08-28-12
07-25-12
08-06-12
08-17-12

REVISIONS

No. DATE DESCRIPTION

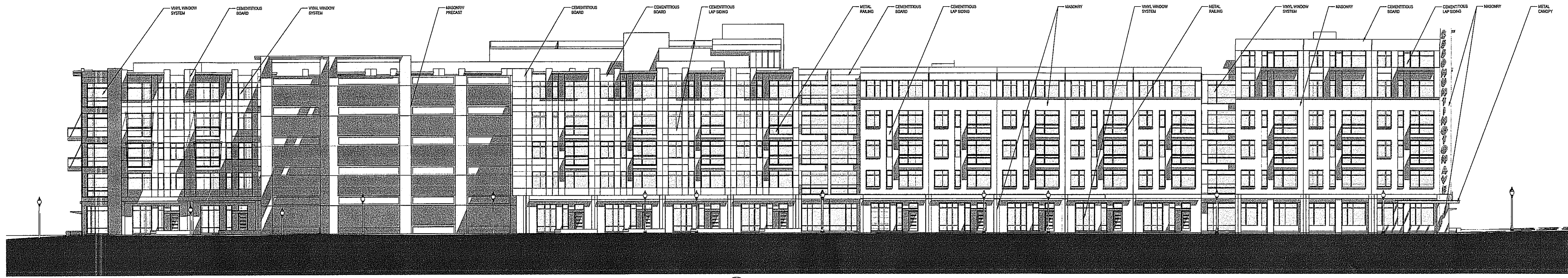


Application No RZ/FDP 2011-MV-031 Staff Mayland
Approved Development Plan
(CDD) (FDP)
See PROFFERS dated 10-4-2012
Date of BZA (BOS) (PC) 11-20-2012
Sheet 6 of 39
FDP Dev Conds dated 9-6-2012 PC Date 9-20-2012

- ☐ A PRECAST
- ☐ B SYNTHETIC STUCCO
- ☐ C MASONRY
- ☐ D GLASS

SHEET OF 35	FILE No. RZ-12622	
	SCALE: N/A	DATE: JUNE, 2011
<p>ARCHITECTURAL ELEVATIONS - CAMERON RUN</p> <p>2550 HUNTINGTON AVE.</p> <p>CDP/FDP</p> <p>MOUNT VERNON DISTRICT FAIRFAX COUNTY, VIRGINIA</p>		
<p>COMMONWEALTH OF VIRGINIA CLAYTON C. JOCK Lic. No. 038790 05/11/12 PROFESSIONAL ENGINEER</p>		
<p>urbanTM Planners - Engineers - Landscape Architects - Land Surveyors</p> <p>Urban, Ltd. 4300 D TECHNOLOGY CT. CHANTILLY, VA 20151 TEL 703-642-2306 FAX 703-578-7888 www.urban-lltd.com</p>		
<p>PLAN DATE</p> <p>07-14-11 10-05-11 03-23-12 03-29-12 09-26-12 07-25-12 08-05-12 08-17-12</p>		<p>No. DATE DESCRIPTION REVISIONS</p> <p>-</p>

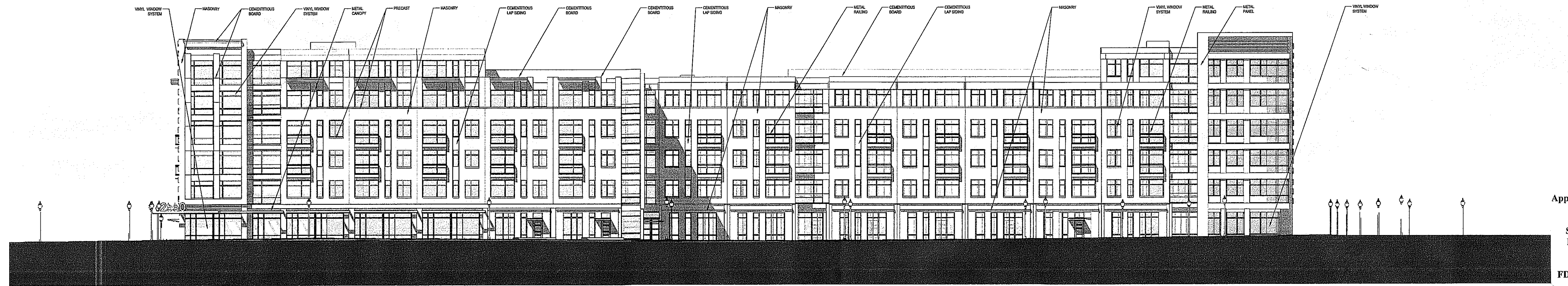
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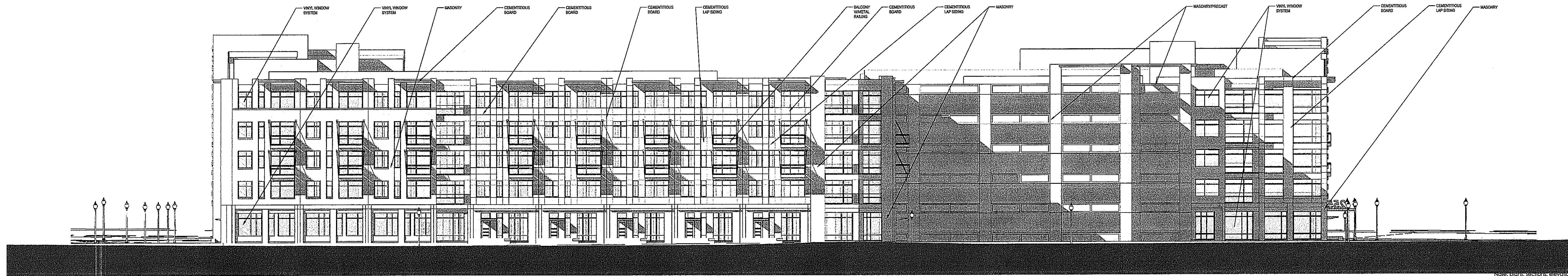
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2 METROVIEW PARKWAY
SCALE: 1"=20'-0"



3 HUNTINGTON AVENUE & PRIVATE DRIVE FACADE
SCALE: 1"=20'-0"



4 TRAIL FACADE
SCALE: 1"=20'-0"

SK I
Project No: MRP25
Job Name: HUNTINGTON
SCALE: 1"=20'-0"
06.18.2012

facades
Residential Building
mrp reality

SEE SHEETS 11-12 FOR OFFICE/HOTEL
BUILDING ELEVATIONS AND SHEETS
04-06 BUILDING MATERIALS

Application No RZ/FDP 2011-MV-031 Staff Mavland
Approved Development Plan
(CDP) (FDP)
See PROFFERS dated 10-4-2012
Date of (BZA) (BOS) (PC) 11-20-2012
Sheet 7 of 39
FDP Dev Conds dated 9-6-2012 PC Date 9-20-2012

2550 HUNTINGTON AV
FAIRFAX, VA.

A
1.04

RESIDENTIAL SECTIONS
2550 HUNTINGTON
CDP/FDP
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE: JUNE, 2011
SCALE: N/A
CL= N/A

SHEET
07
OF
35
FILE No.
RZ-12622

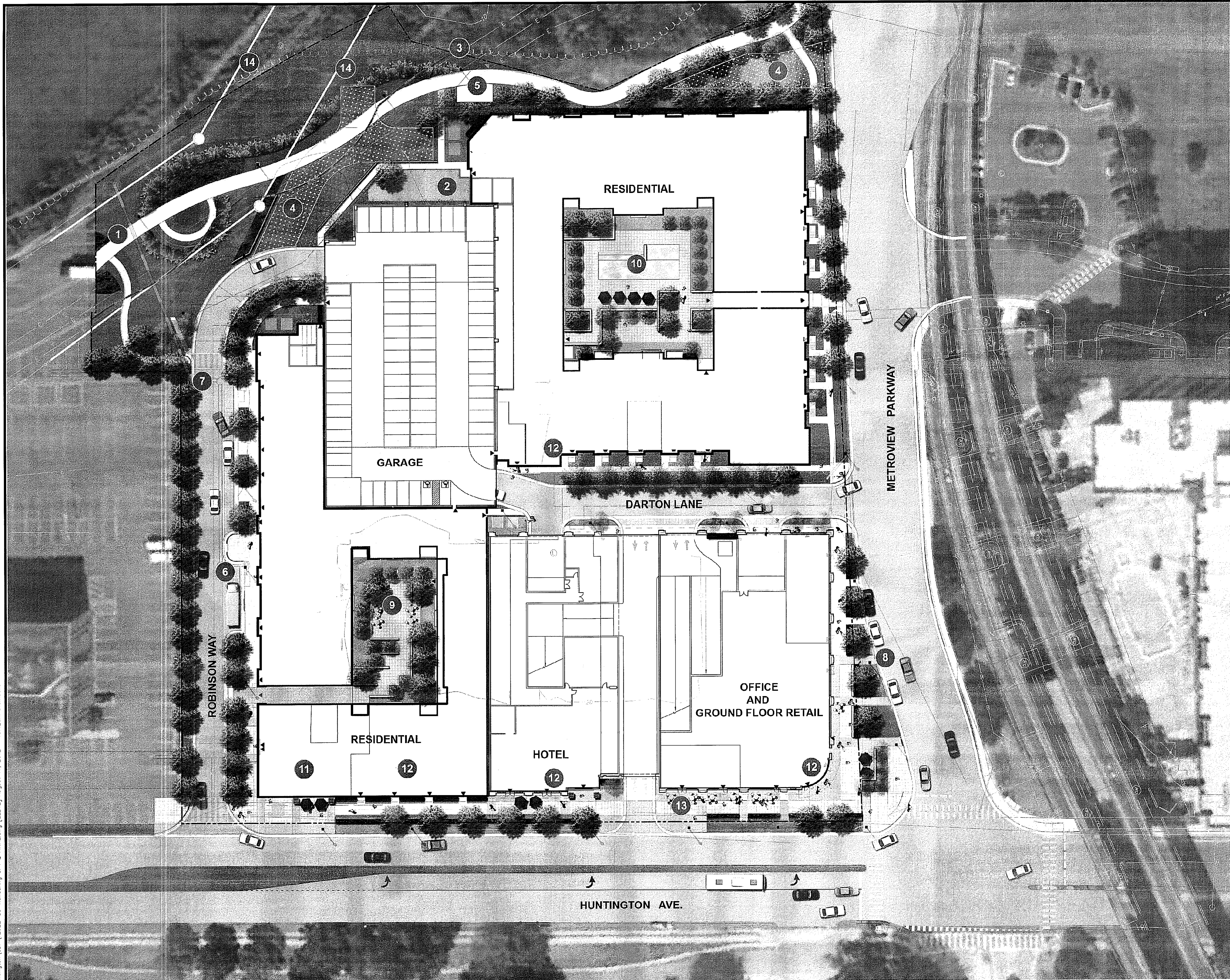
Urban, Ltd.
3200 TECHNOLOGY CT.
SUITE 200
FALLS CHURCH, VA 22041
TEL 703.442.2306
FAX 703.578.7888
www.urban-ld.com

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CLAYTON C. LOCK
Lic. No. 068780
06/17/12
PROFESSIONAL ENGINEER

PLAN DATE	NO.	DATE	DESCRIPTION
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12-19-11			
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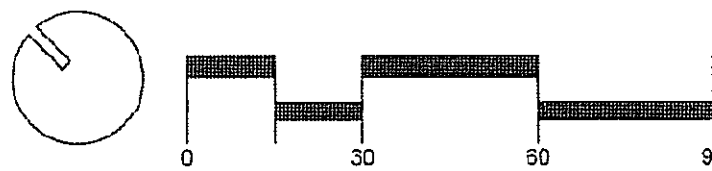
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KEY

- 1 PROPOSED 10' WIDE TRAIL
- 2 71' X 21' DOG PARK WITH FENCE
- 3 EXISTING RPA LINE
- 4 GRASS PAVER FIRE LANE
- 5 FITNESS STATION
- 6 STREET LOADING AREA
- 7 PARALLEL STREET PARKING (5)
- 8 20 MIN. STREET PARKING (5)
- 9 COURTYARD
- 10 POOL DECK
- 11 AMENITY SPACE
- 12 LOBBY
- 13 OUTDOOR RETAIL SPACE
- 14 POWERLINE EASEMENT

Application No RZ/FDP 2011-MV-031 Staff Maryland
Approved Development Plan
(CDP) (FDP)
See PROFFERS dated 10-4-2012
Date of (BZA) (BOS) (PC) 11-20-2012
Sheet 8 of 39
FDP Dev Conds dated 9-6-2012 PC Date 9-20-2012



GROUND LEVEL PLAN WITH AMENITY KEY

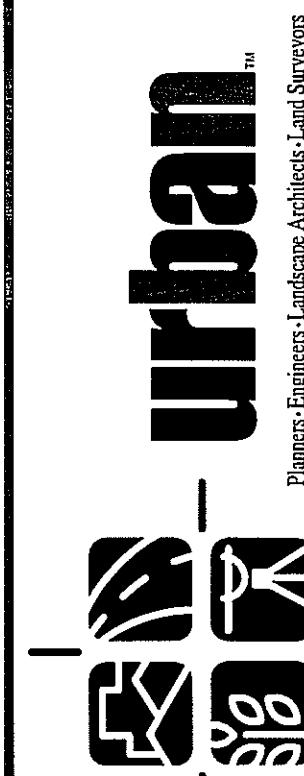
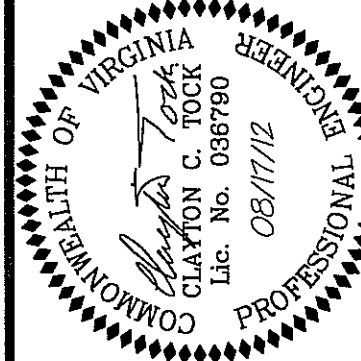
2550 HUNTINGTON AVE.

CDP/FDP
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: N/A DATE: JUNE, 2011

SHEET
08
OF
35

FILE No.
RZ-12622

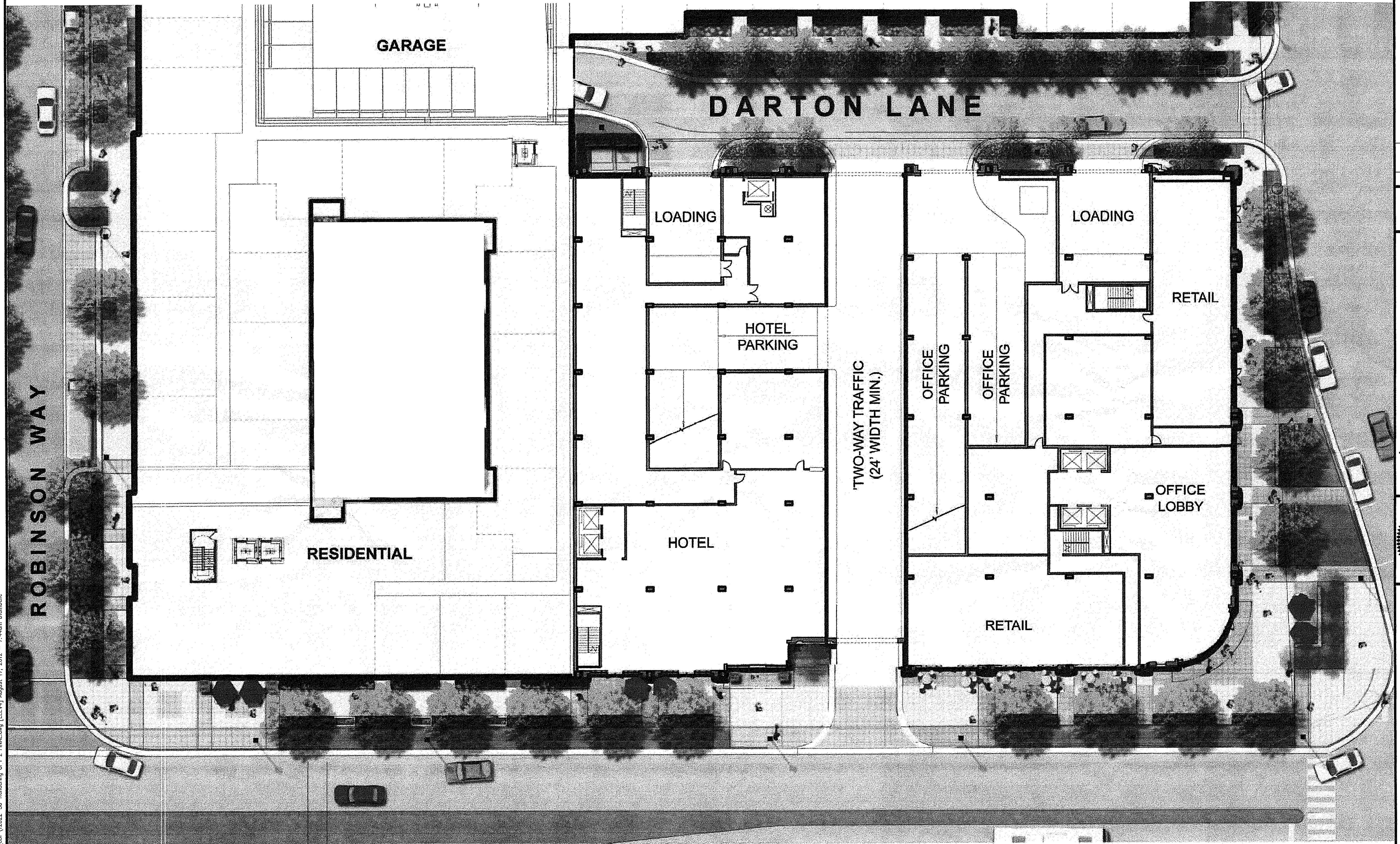


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PLAN DATE	DESCRIPTION
07-14-11	
10-05-11	
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REVISIONS

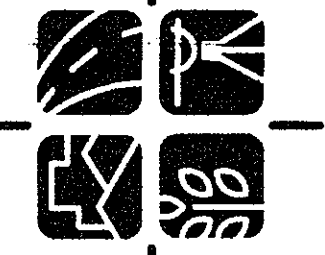
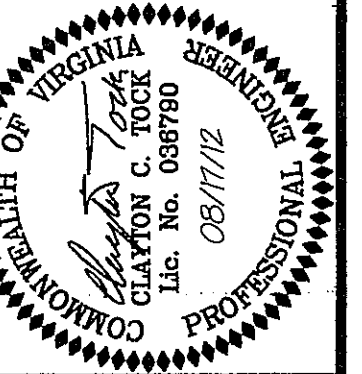
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Application No RZ/FDP 2011-MV-031 Staff Mayland
Approved Development Plan
(CDP) (FDP)
See PROFFERS dated 10-4-2012
Date of (BZA) (BOS) (PC) 11-20-2012
Sheet 9 of 39
FDP Dev Conds dated 9-6-2012 PC Date 9-20-2012

GROUND LEVEL COMMERCIAL PLAN
2550 HUNTINGTON AVE.
CDP/FDP
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: N/A DATE: JUNE, 2011

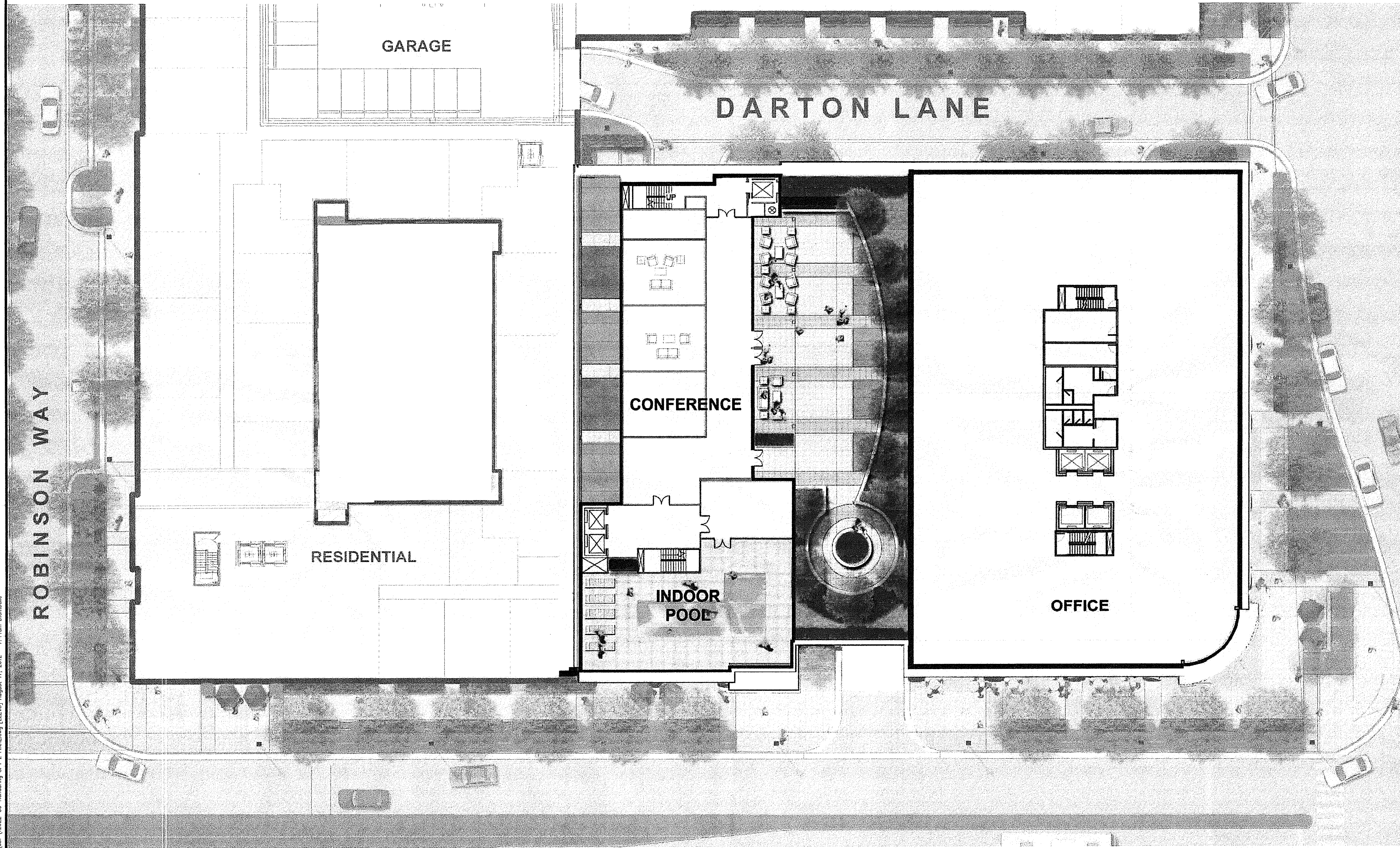


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PLAN DATE	DESCRIPTION
07-14-11	
10-08-11	
03-29-12	
06-26-12	
07-26-12	
08-07-12	

REVISIONS

Urban, Ltd. - J:\JOBS\2550 Huntington\CDP\12622-36-Rendering\OPT 2 FINAL.dwg [REV5] August 17, 2012 - 7:44am bfrmbelle



Application No **RZ/FDP 2011-MV-031** Staff **Mayland**
Approved Development Plan
(CDP) (FDP)
See PROFFERS dated **10-4-2012**
Date of (BZA) **(BOS)** (PC) **11-20-2012**
Sheet **10** of **39**
FDP Dev Conds dated **9-6-2012** PC Date **9-20-2012**

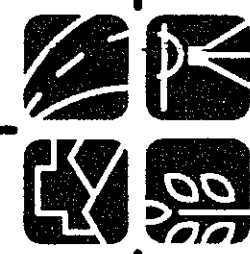
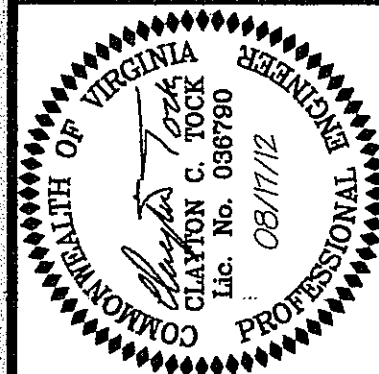
HOTEL LEVEL 4 PLAN
2550 HUNTINGTON AVE.
CDP/FDP

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: N/A CL: N/A DATE: JUNE, 2011

SHEET
10
OF
35

FILE No.
RZ-12622



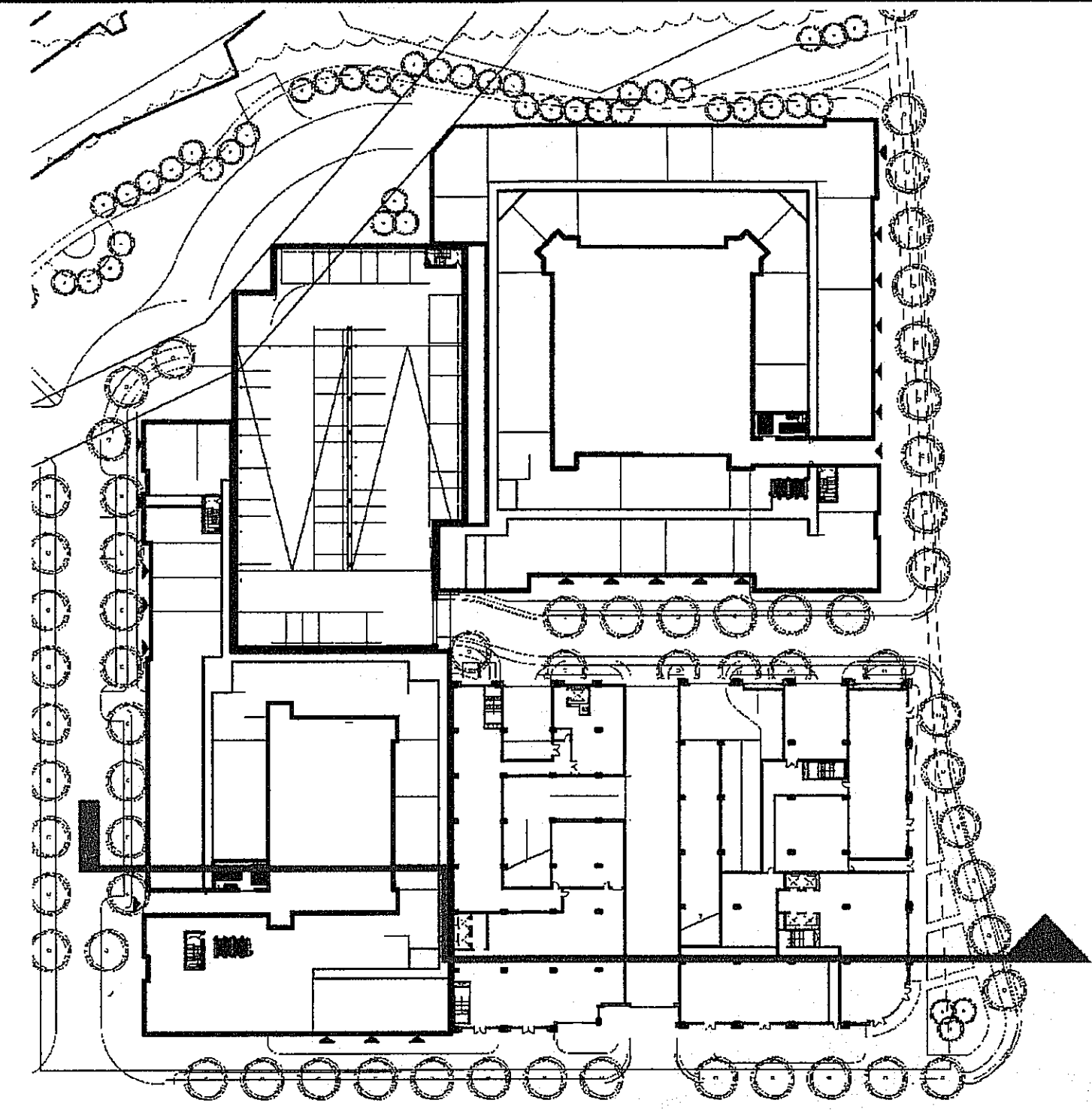
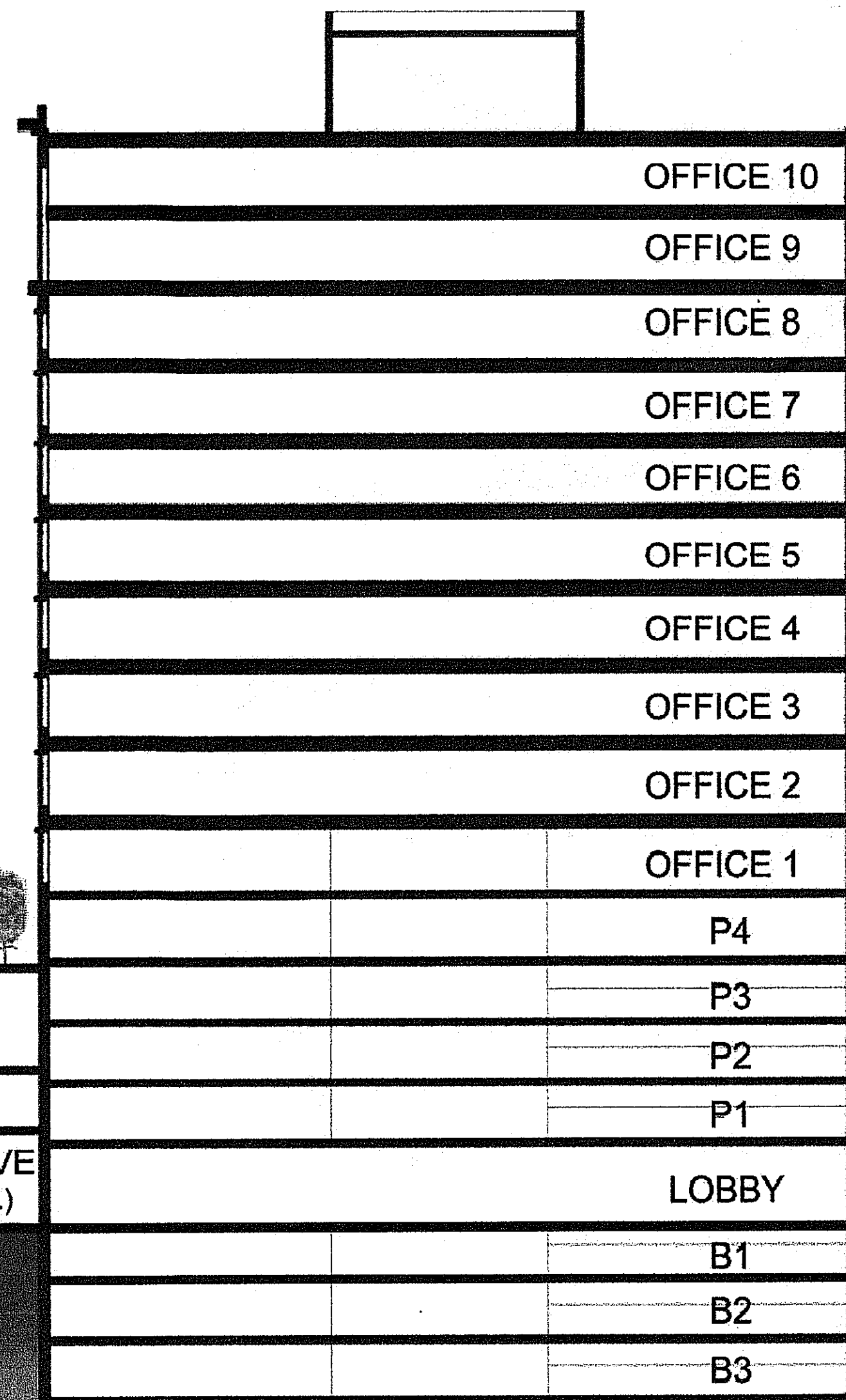
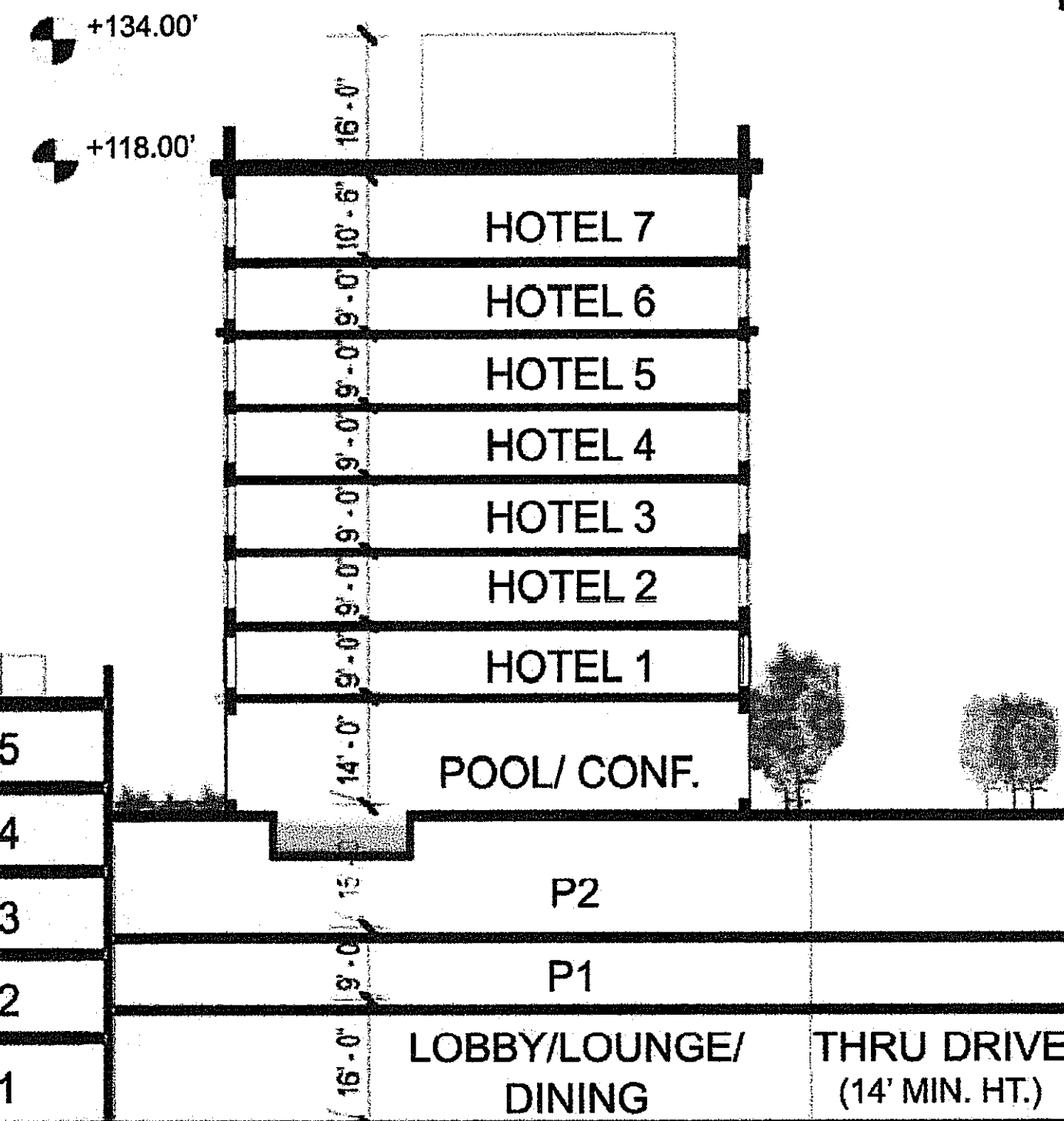
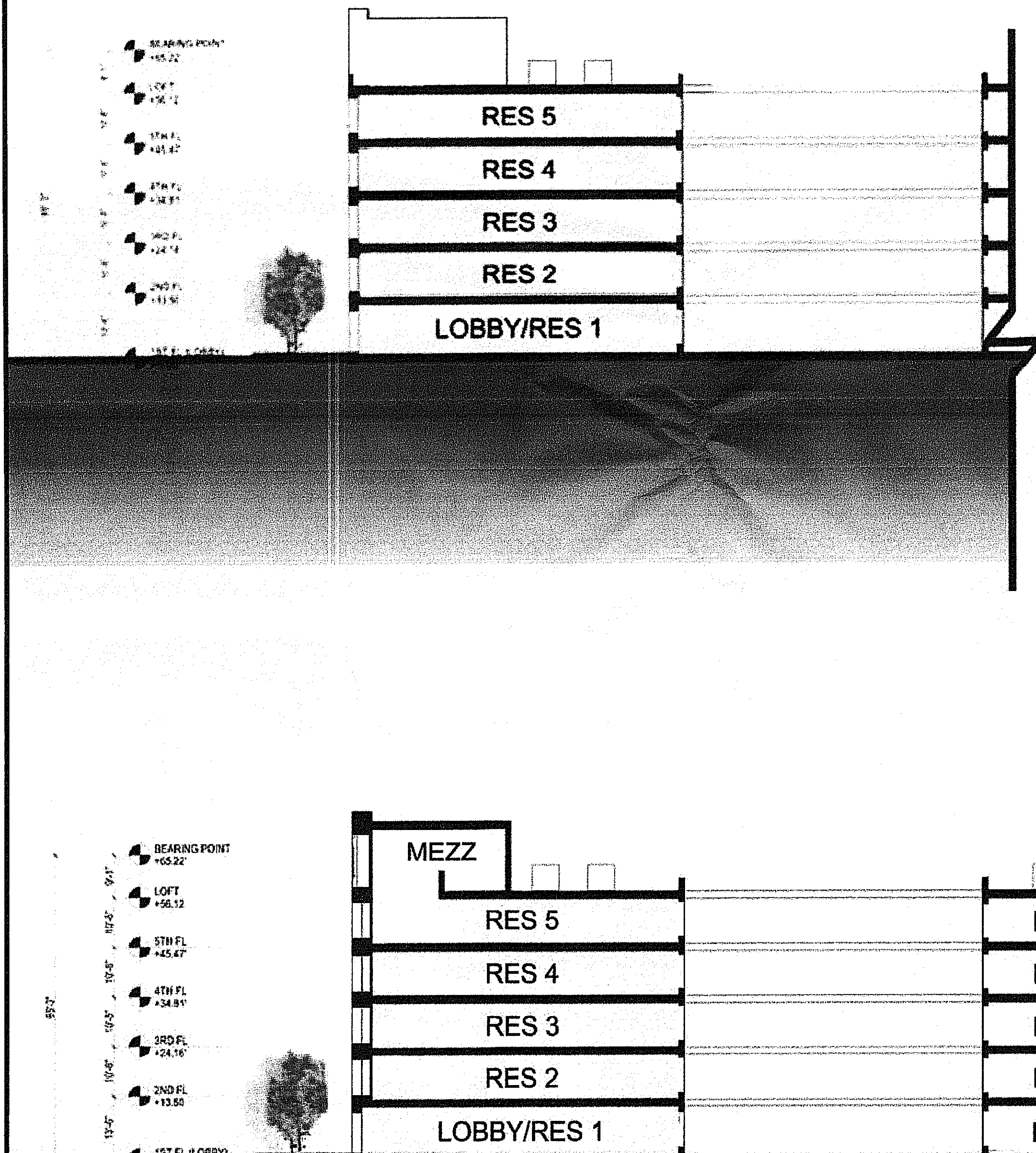
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CHANTILLY, VA. 20151
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PLAN DATE	No.	DATE	DESCRIPTION
07-14-11			
10-08-11			
03-28-12			
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REVISIONS

Urban, Ltd. - J:\085\2550 Huntington\CDP\2622-36 Rendering OPT 2 FINAL.dwg [ELEV] August 16, 2012 - 4:52pm Mfontbelle



Application No RZ/FDP 2011-MV-031 Staff Mayland
Approved Development Plan
(CDP) (FDP)
See PROFFERS dated 10-4-2012
Date of (BZA) (BOS) (PC) 11-20-2012
Sheet 11 of 39
FDP Dev Conds dated 9-6-2012 PC Date 9-20-2012

PLAN DATE		DESCRIPTION	
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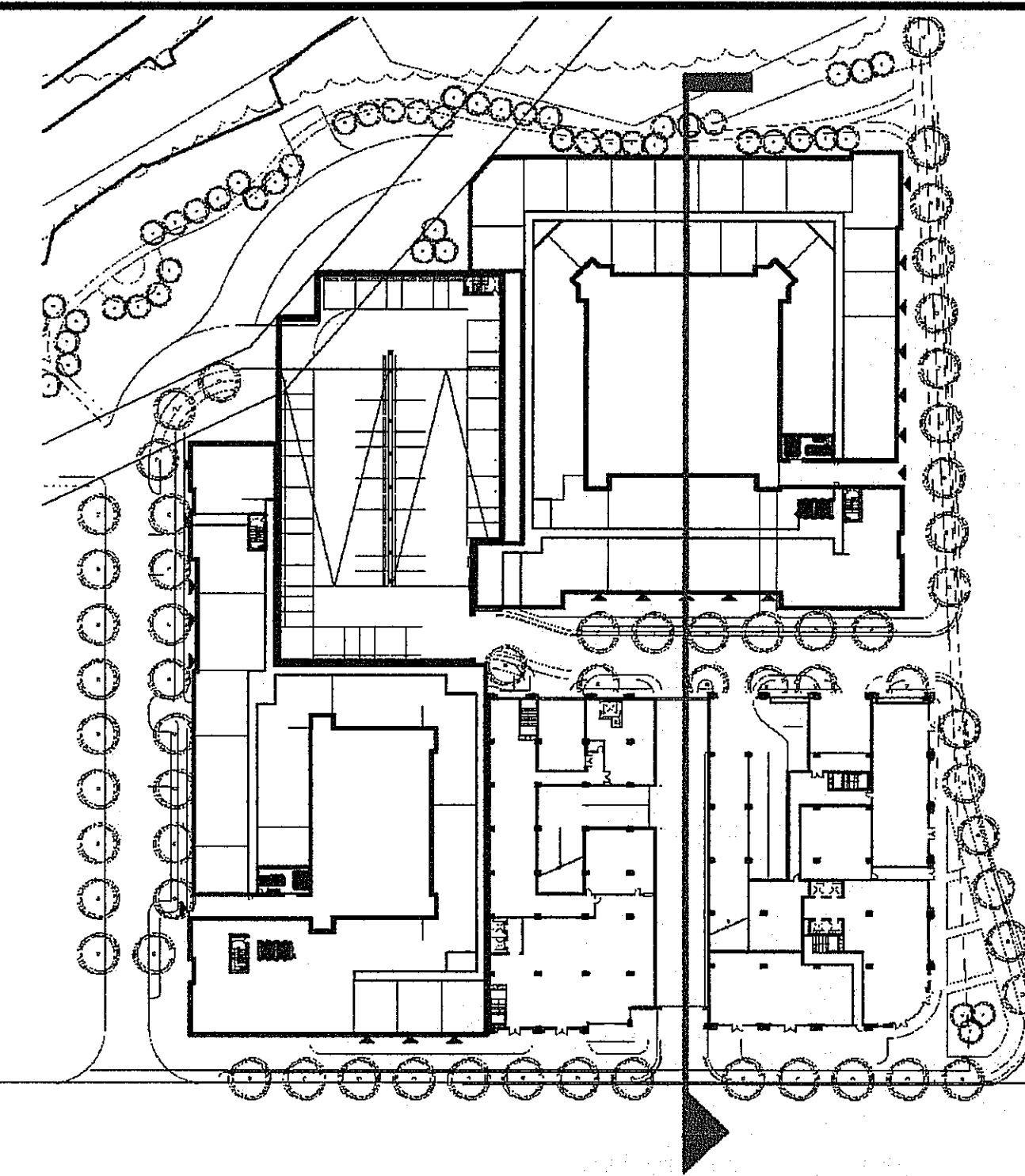
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SECTION 'A'
2550 HUNTINGTON AVE.
CDP/FDP
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA
DATE: JUNE, 2011
SCALE: N/A
CL: N/A

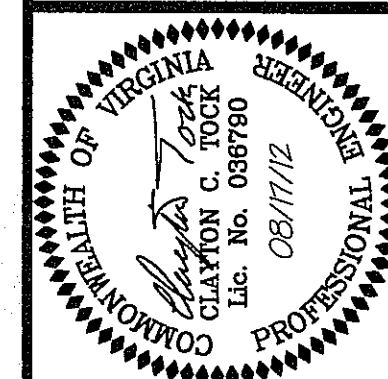
SHEET
11
OF
35
FILE No.
RZ-12622

COMMONWEALTH OF VIRGINIA
CLAYTON G. BOYD
Lic. No. 0617112
PROFESSIONAL LAND SURVEYOR



SECTION KEY

Application No RZ/FDP 2011-MV-031 Staff Mayland
 Approved Development Plan
 (CDP) (FDP)
 See PROFFERS dated 10-4-2012
 Date of (BZA) (BOS) (PC) 11-20-2012
 Sheet 12 of 39
 FDP Dev Conds dated 9-6-2012 PC Date 9-20-2012



SECTION 'B'
2550 HUNTINGTON AVE.
CDP/FDP
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA
C.I.= N/A
DATE:

SHEET
12
OF
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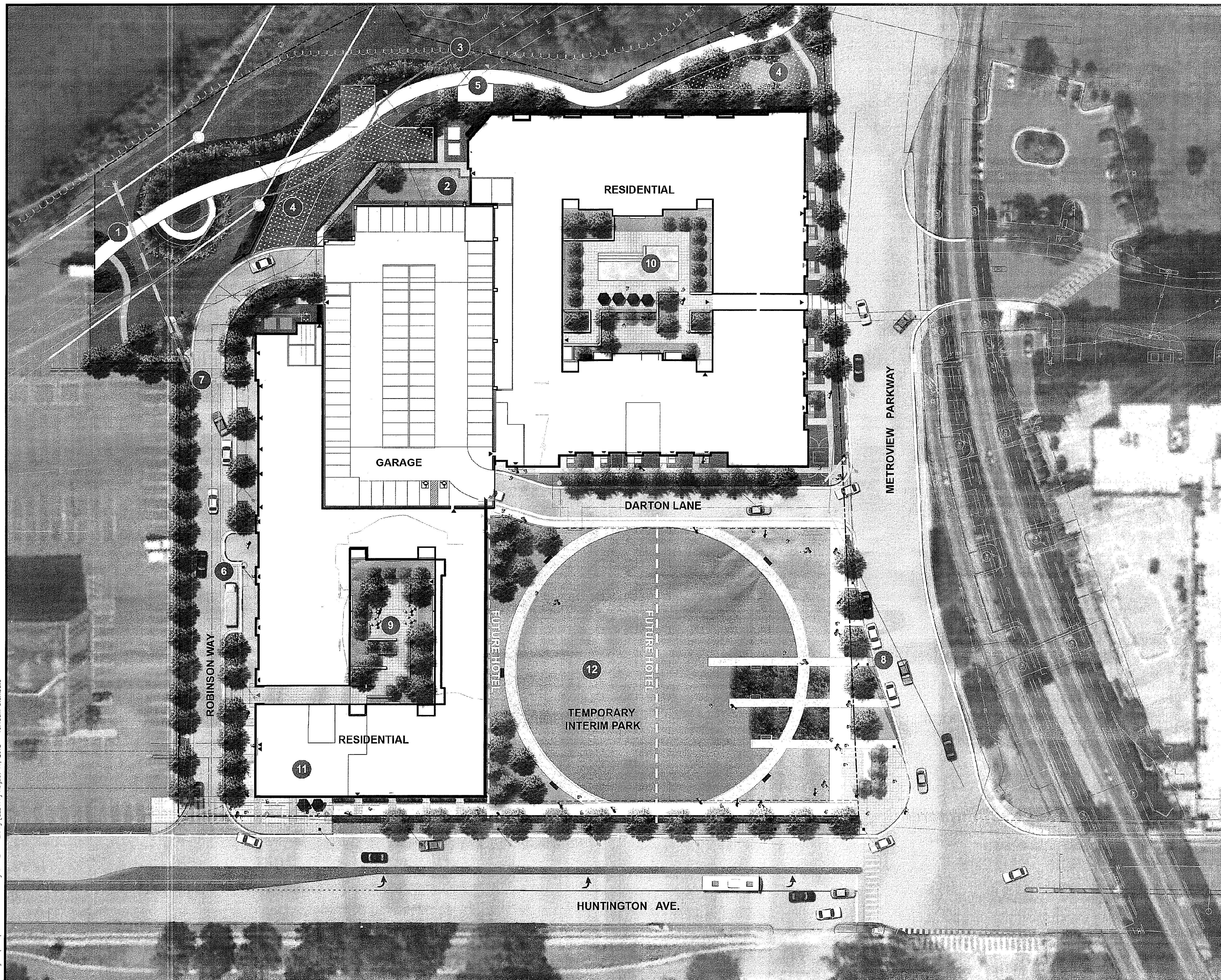
FILE No.
RZ-12622

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08	17-12						

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FAX 703-378-7888
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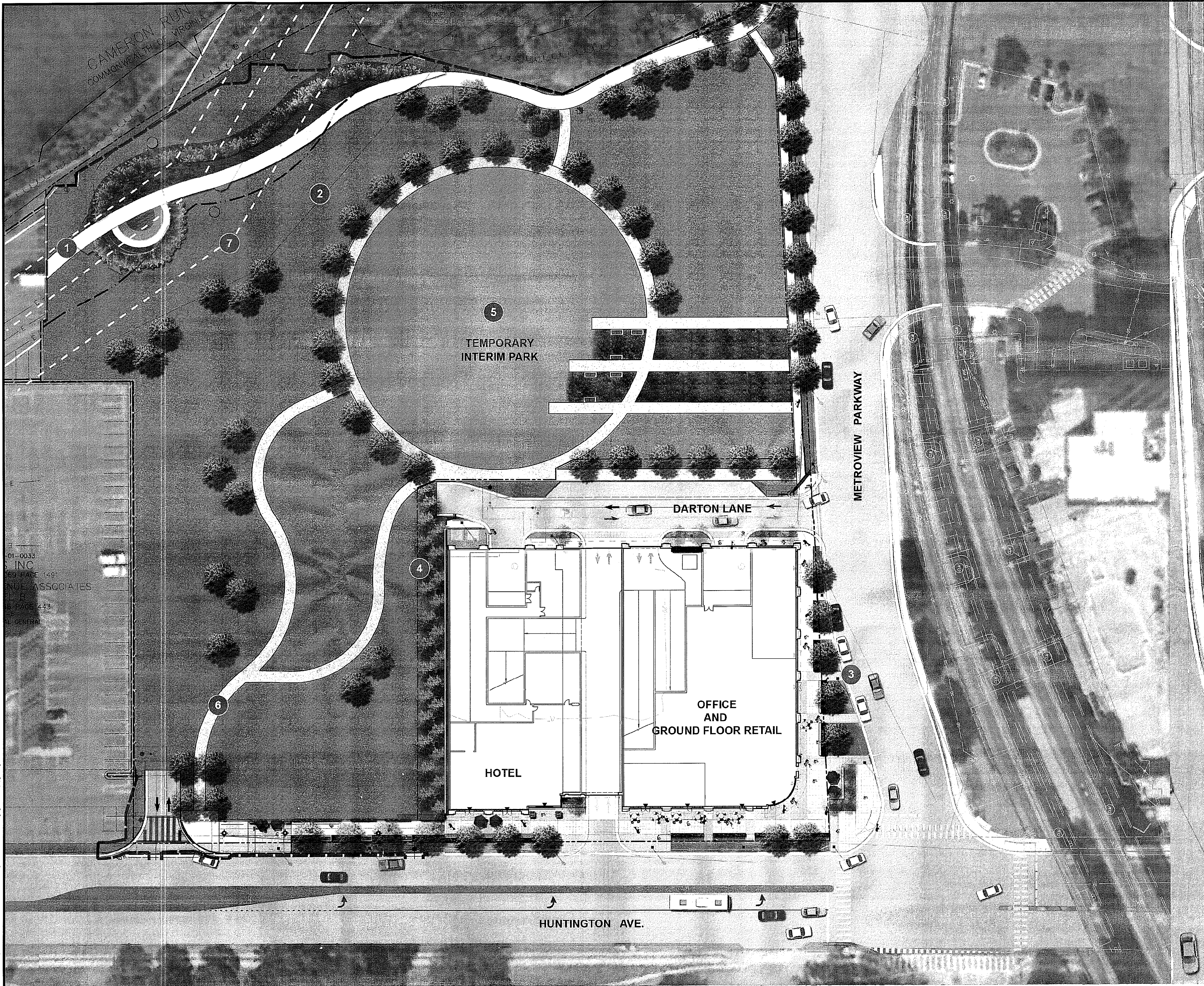
KEY

- 1 PROPOSED 10' WIDE TRAIL
- 2 71' X21' DOG PARK WITH FENCE
- 3 EXISTING RPA LINE
- 4 GRASS PAVER FIRE LANE
- 5 FUTNESS STATION
- 6 STREET LOADING AREA
- 7 PARALLEL STREET PARKING (5)
- 8 20 MIN. STREET PARKING (5)
- 9 COURTYARD
- 10 POOL DECK
- 11 AMENITY SPACE
- 12 GREAT LAWN

Application No RZ/FDP 2011-MV-031 Staff Mayland
Approved Development Plan
See PROFFERS dated 10-4-2012
Date of (BZA) (BOS) (PC) 11-20-2012
Sheet 13 of 39
FDP Dev Conds dated 9-6-2012 PC Date 9-20-2012

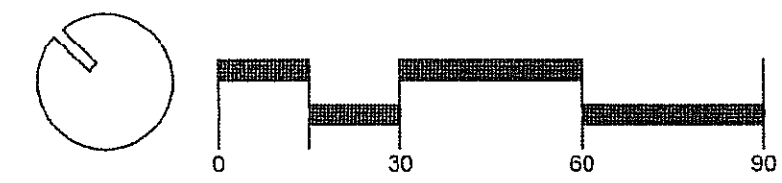
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Urban, Ltd. - J:\085\2550 Huntington CDP\2622-36-Rendering OPT 2 FINAL.dwg [ELEV8 (2)] August 17, 2012 - 10:13am Blomelle



KEY

- 1 PROPOSED 10' WIDE TRAIL
- 2 EXISTING RPA LINE
- 3 PARALLEL STREET PARKING (5)
- 4 EVERGREEN TREES
- 5 GREAT LAWN WITH LANDSCAPE BERM
- 6 LAWN WALK
- 7 POWERLINE EASEMENT



Application No RZ/FDP 2011-MV-031 Staff Maryland
Approved Development Plan
See PROFFERS dated 10-4-2012
Date of (BZA) (BOS) (PC) 11-20-2012
Sheet 14 of 39
FDP Dev Conds dated 9-6-2012 PC Date 9-20-2012

GROUND LEVEL PLAN-COMMERCIAL OPTION WITH LANDSCAPING PARK

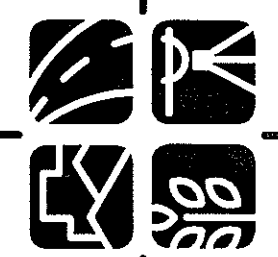
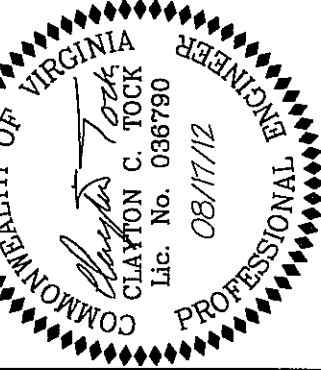
2550 HUNTINGTON AVE.
CDP/FDP

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: N/A DATE: JUNE, 2011

SHEET
13A
OF
35

FILE No.
RZ-12622



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CHANTILLY, VA 20151
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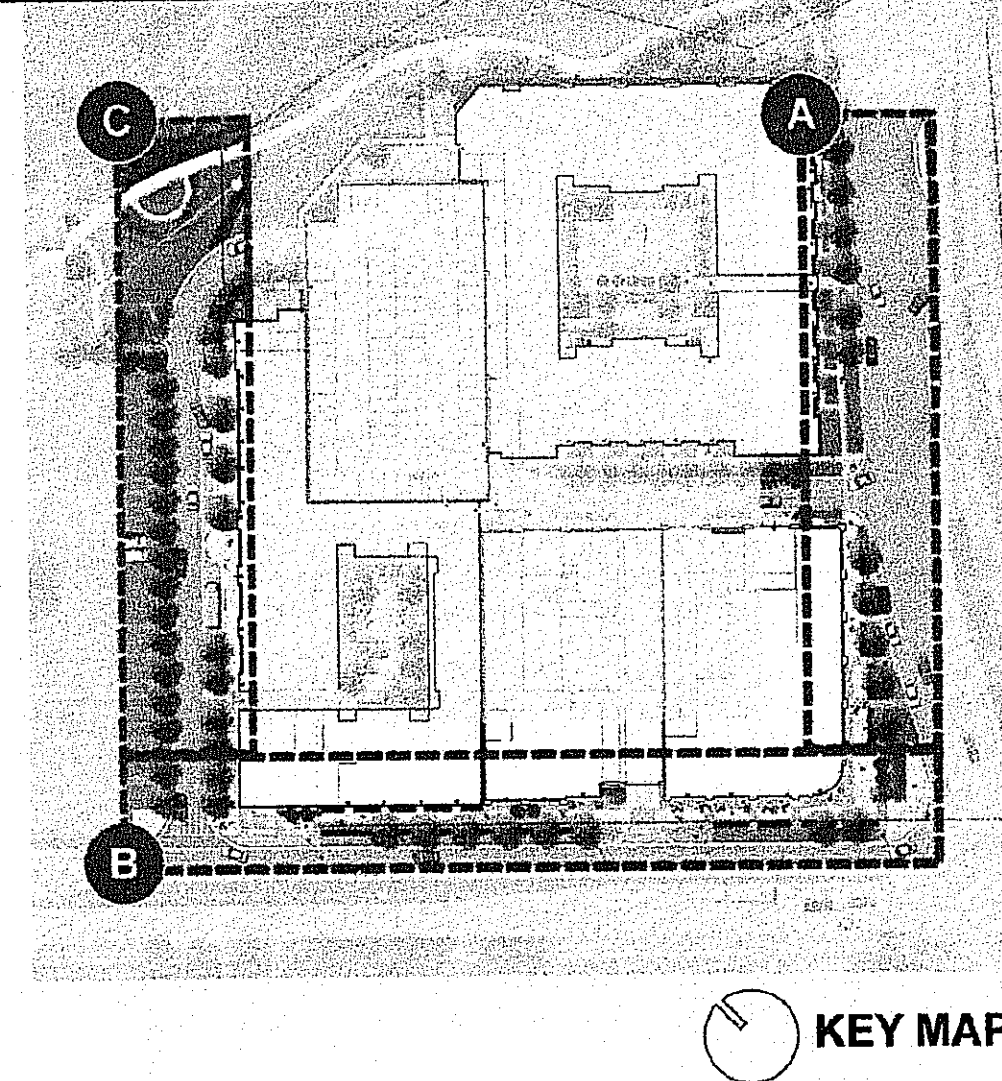
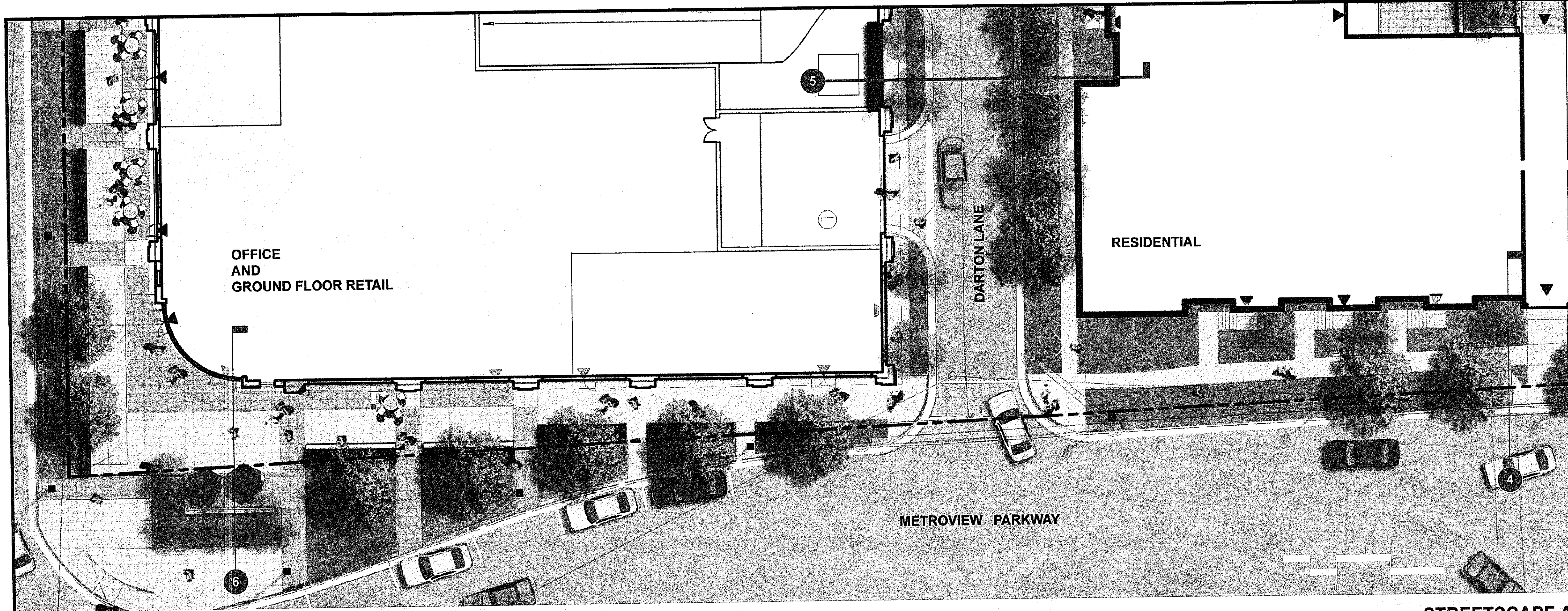
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08-17-12	

No. DATE

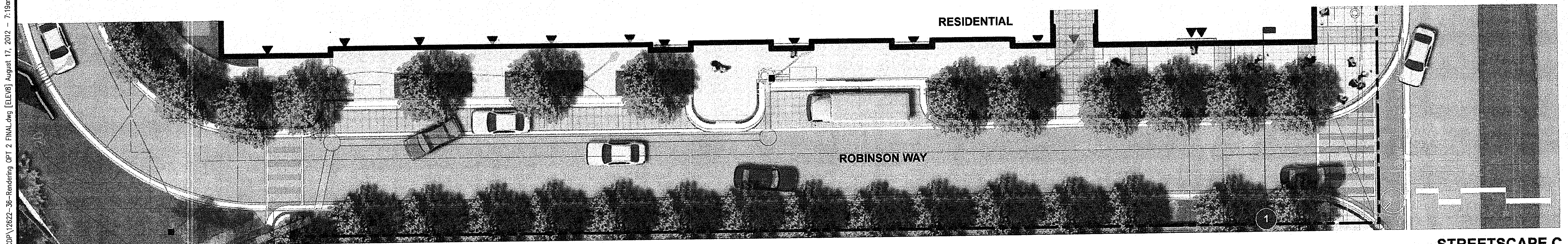
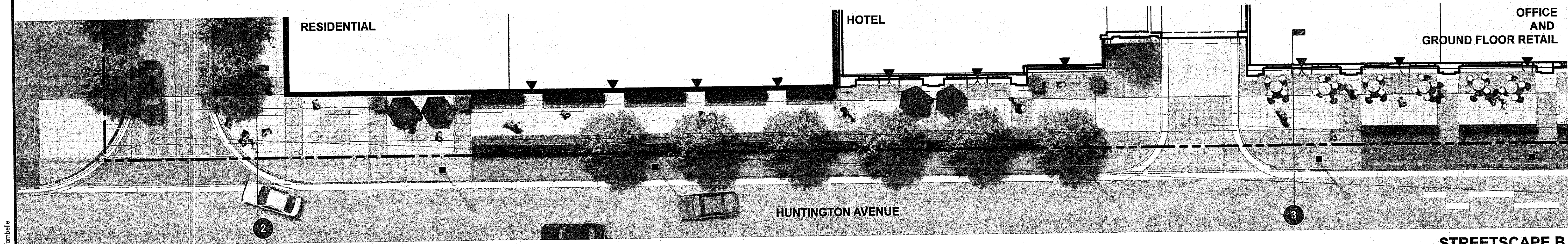
REVISIONS

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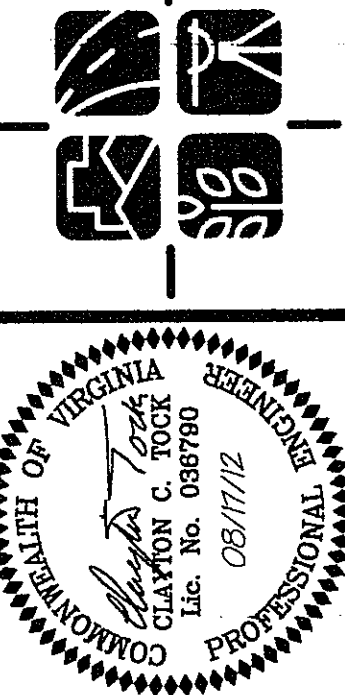
Application No RZ/FDP 2011-MV-031 Staff Mayland
Approved Development Plan
(CDP) (FDP)
See PROFFERS dated 10-4-2012
Date of (BZA) (BO) (PC) 11-20-2012
Sheet 15 of 39
FDP Dev Conds dated 9-6-2012 PC Date 9-20-2012



PLAN DATE	No.	DATE	DESCRIPTION	REVISIONS
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08-17-12				

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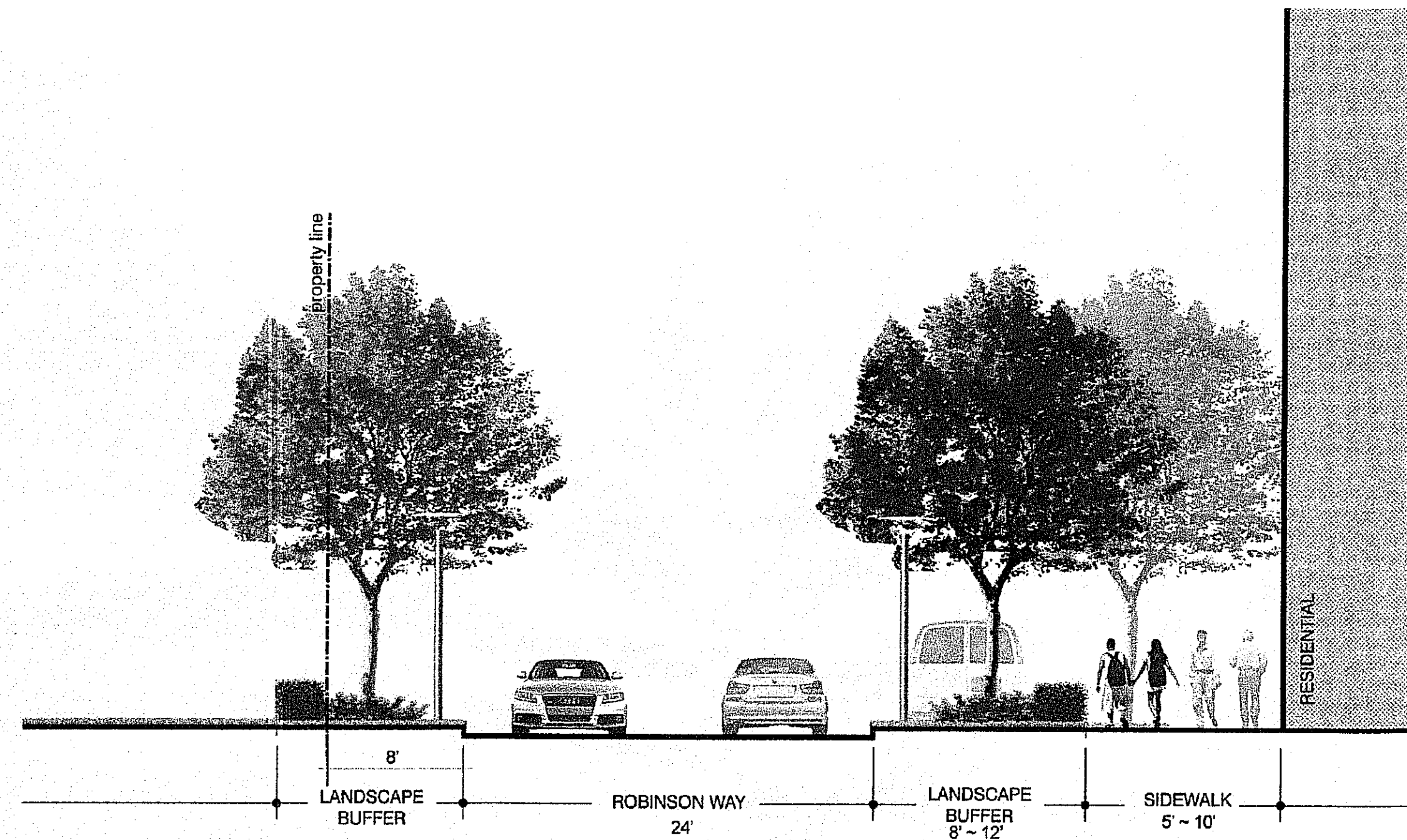
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2550 HUNTINGTON AVE.
CDP/FDP
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: N/A
DATE: JUNE, 2011
CI: N/A

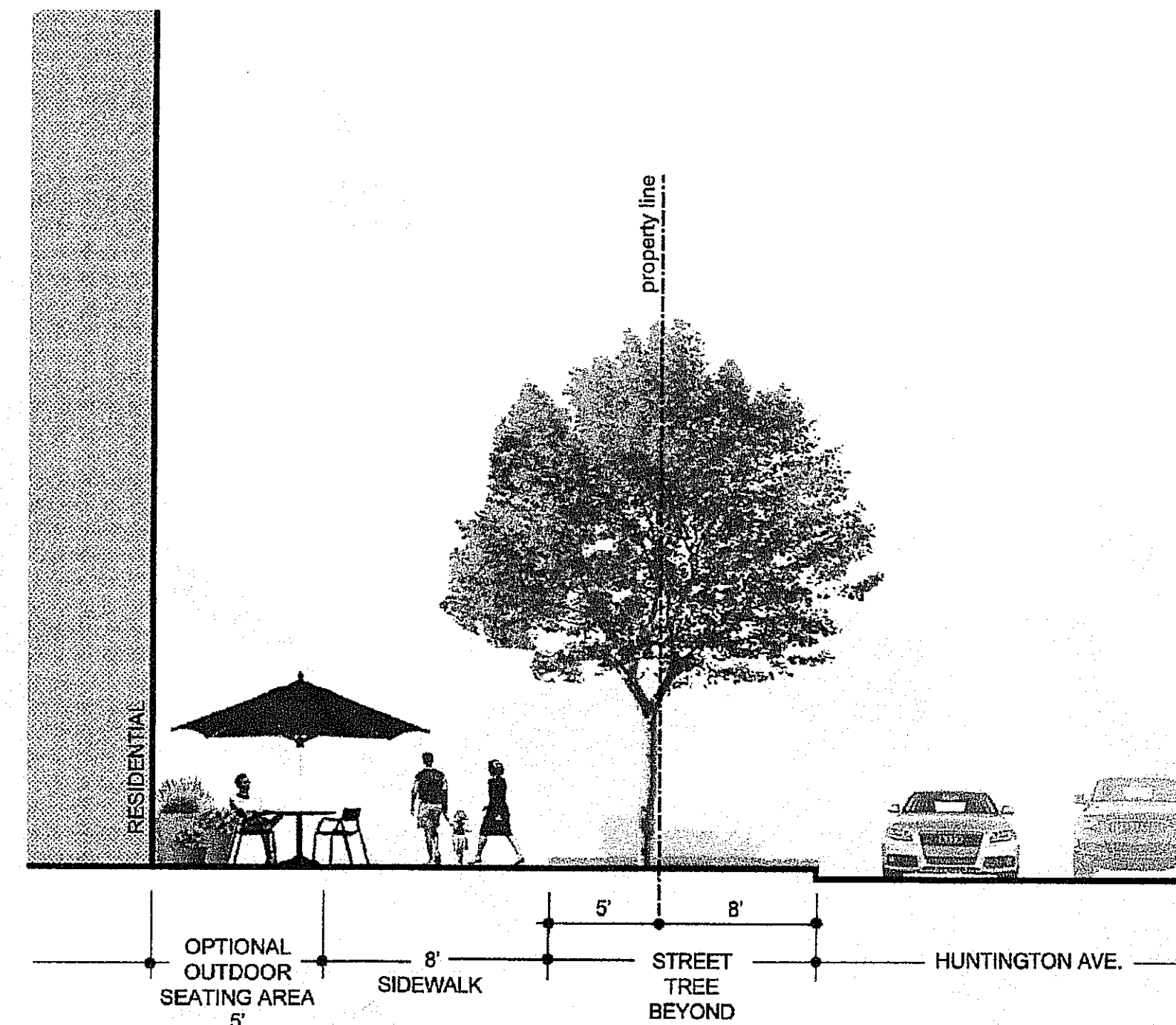
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14
OF
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FILE No.
RZ-12622

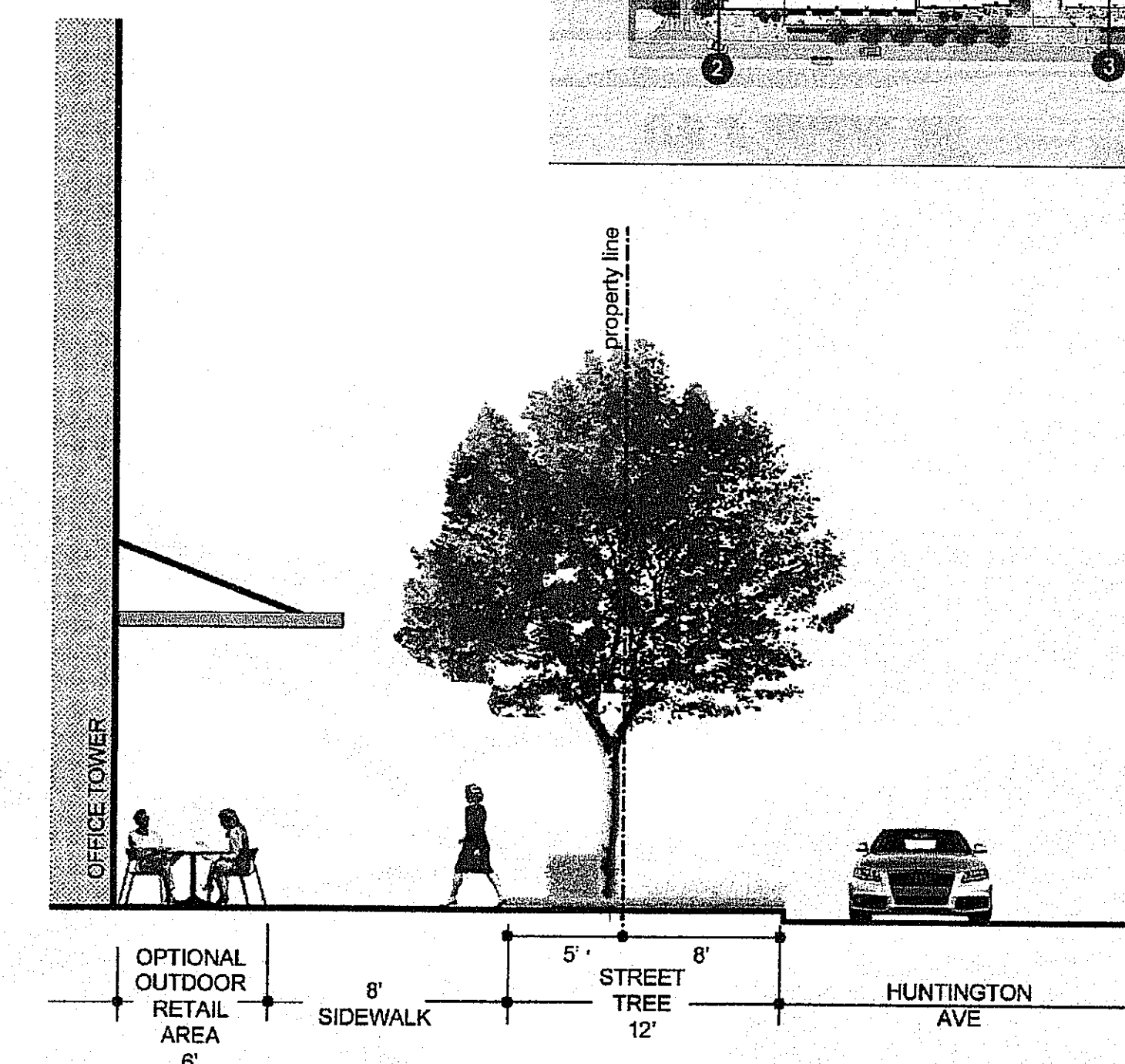
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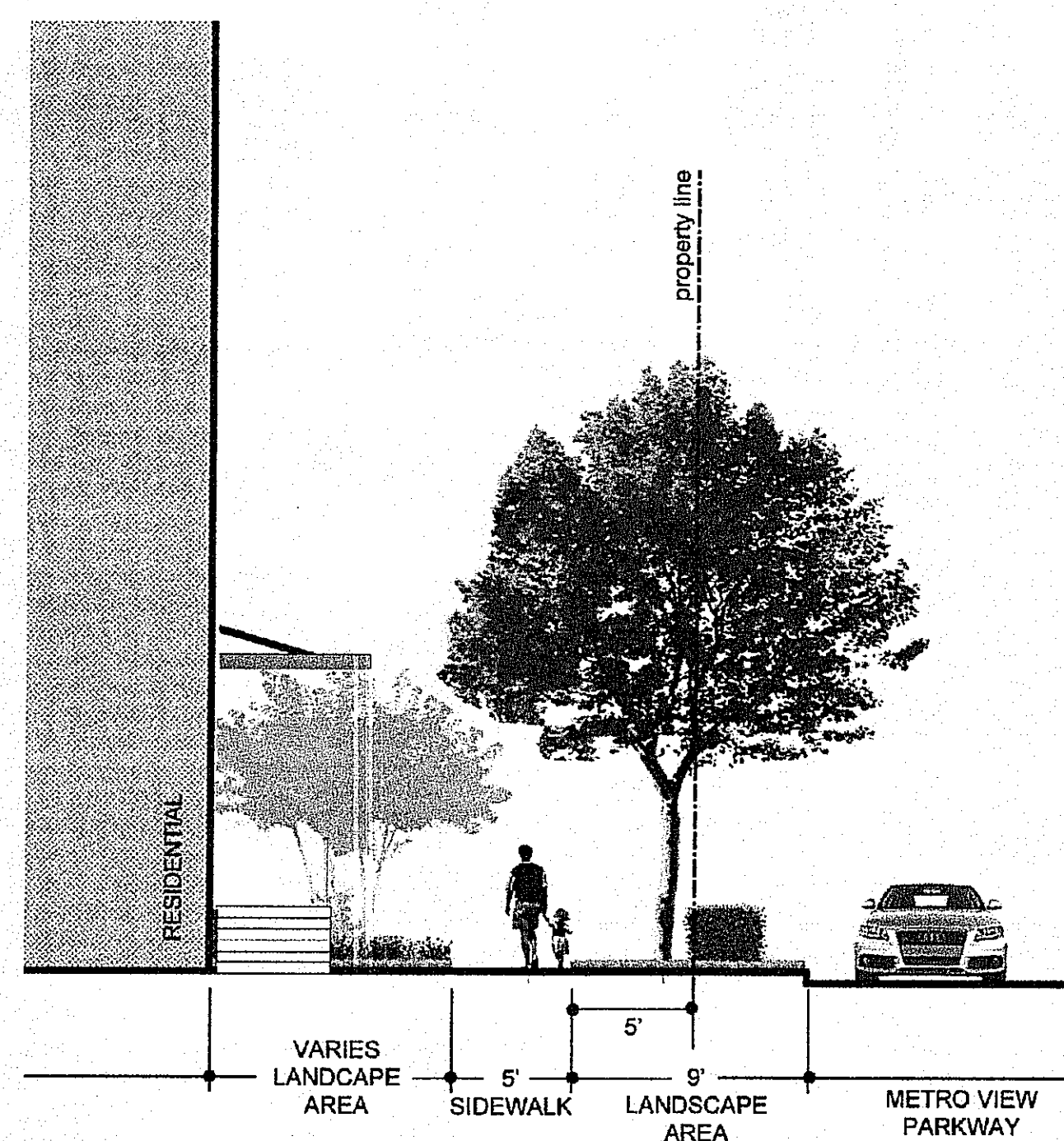
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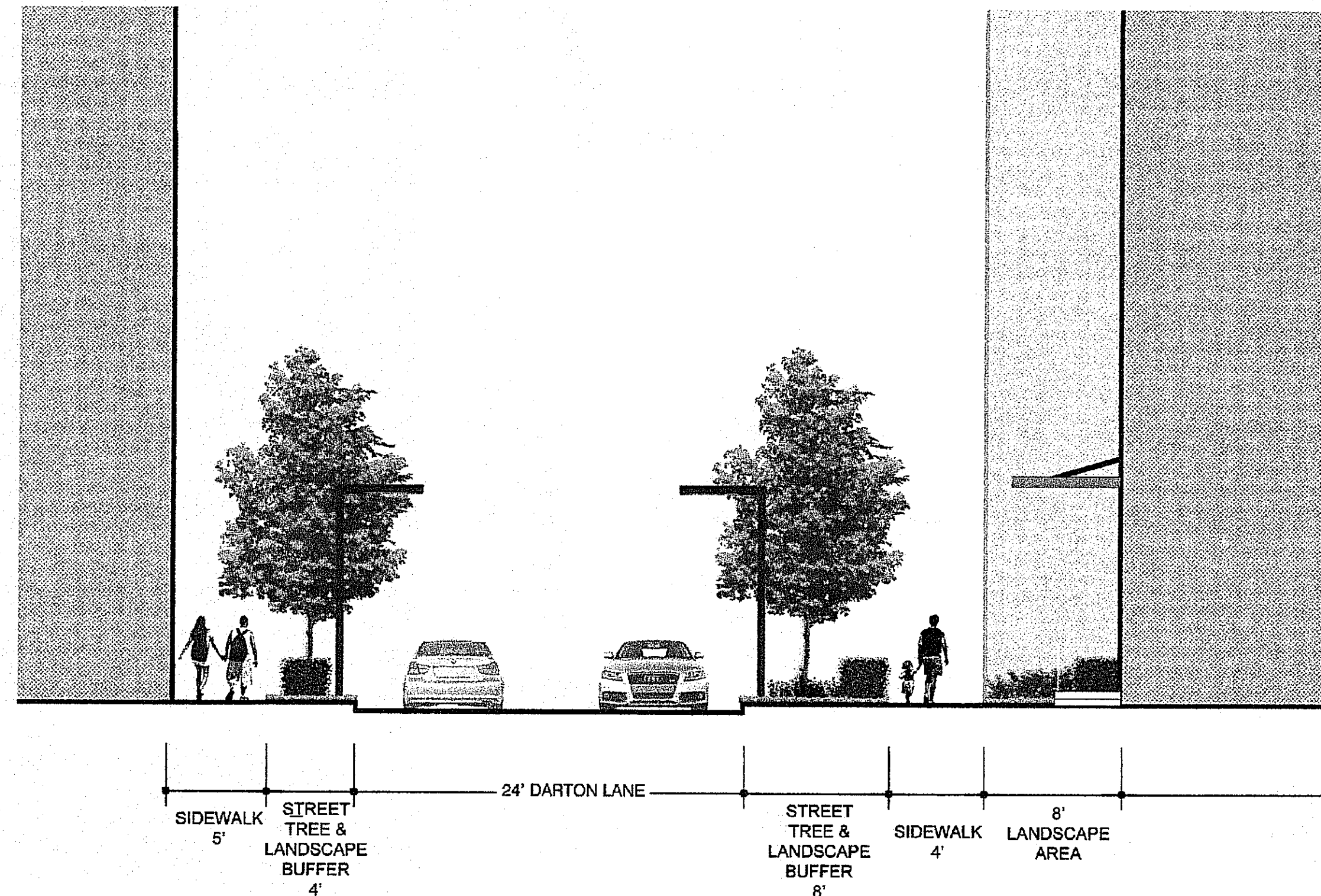
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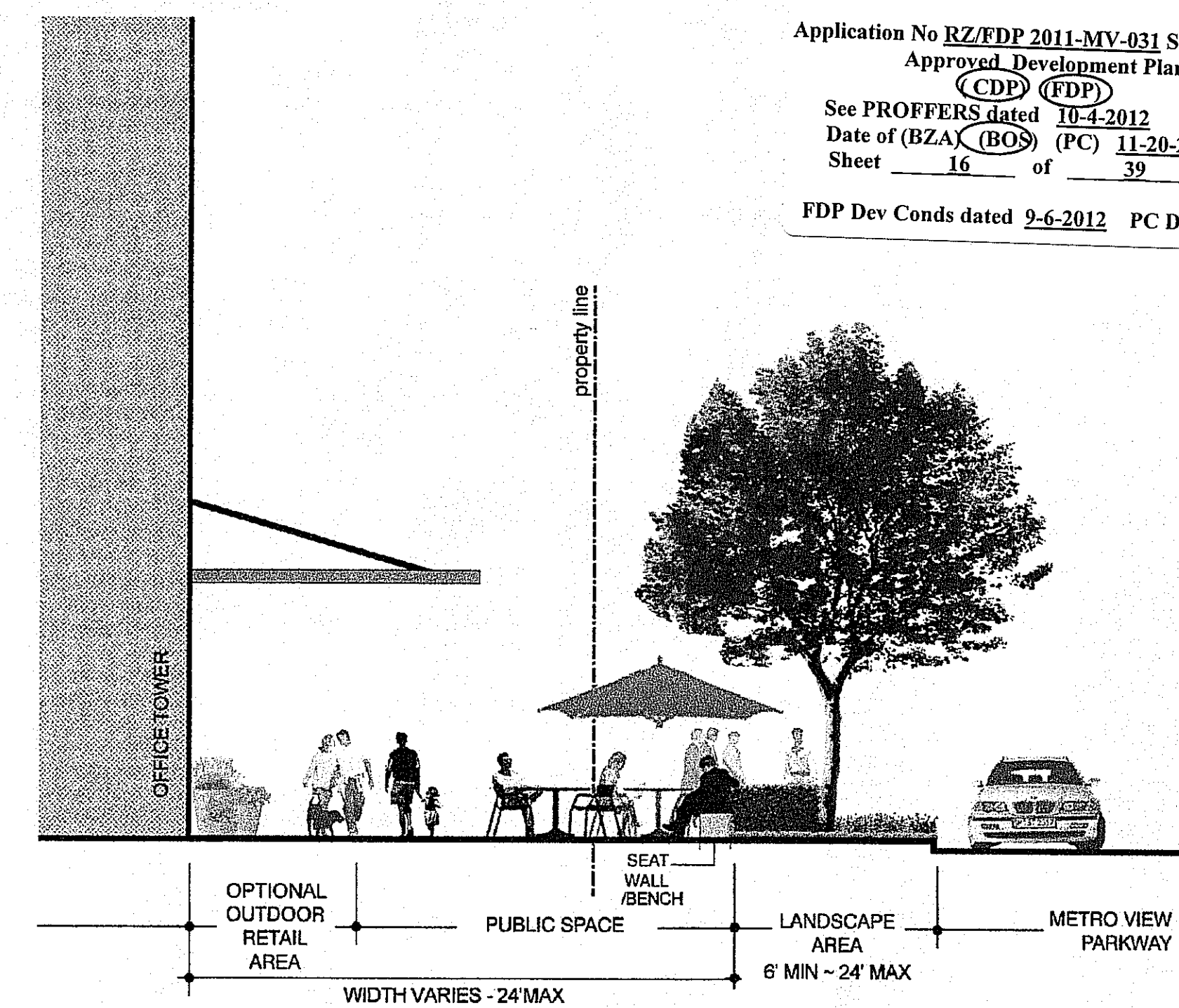
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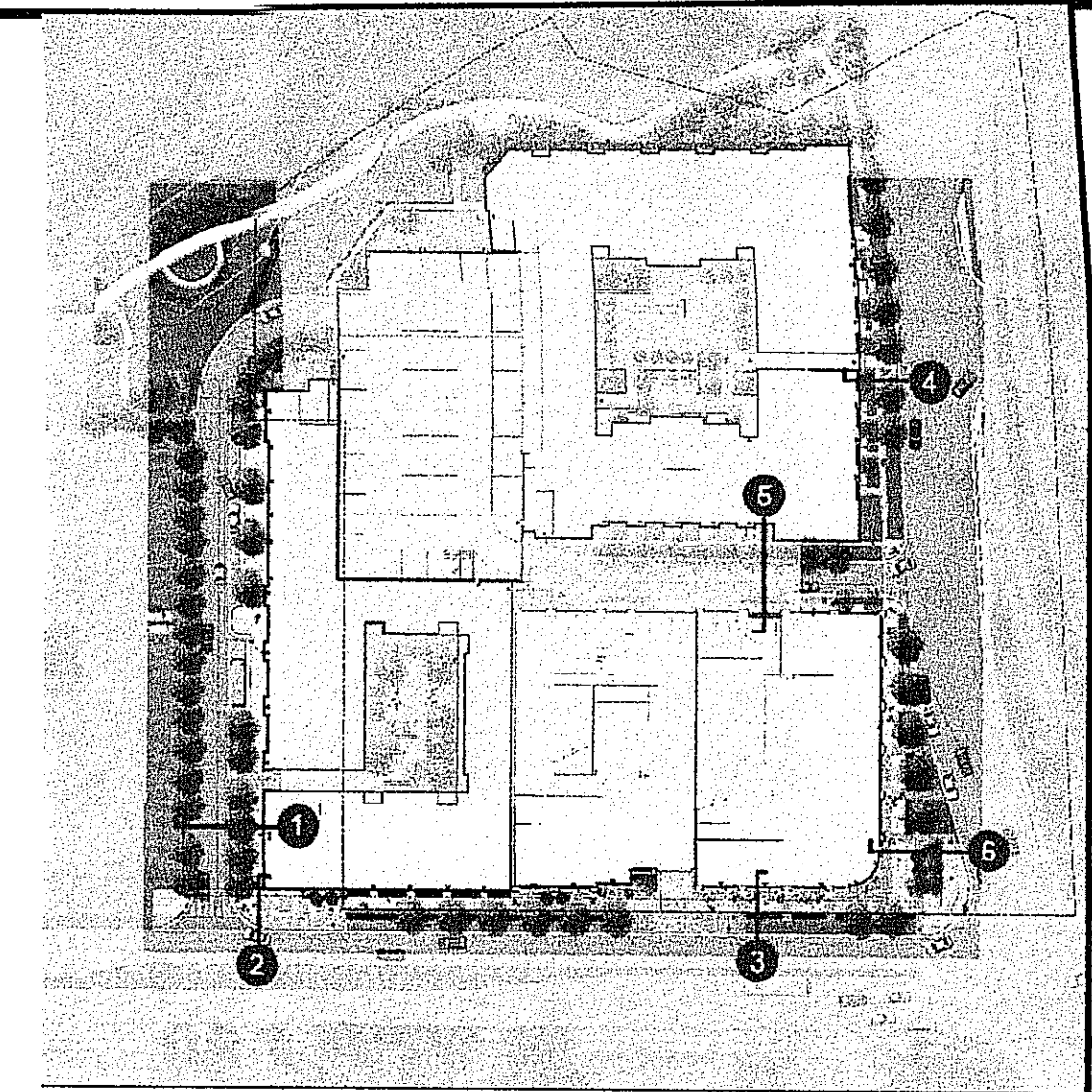
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SECTION 5



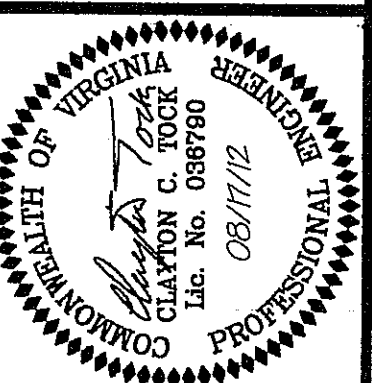
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03-29-12	
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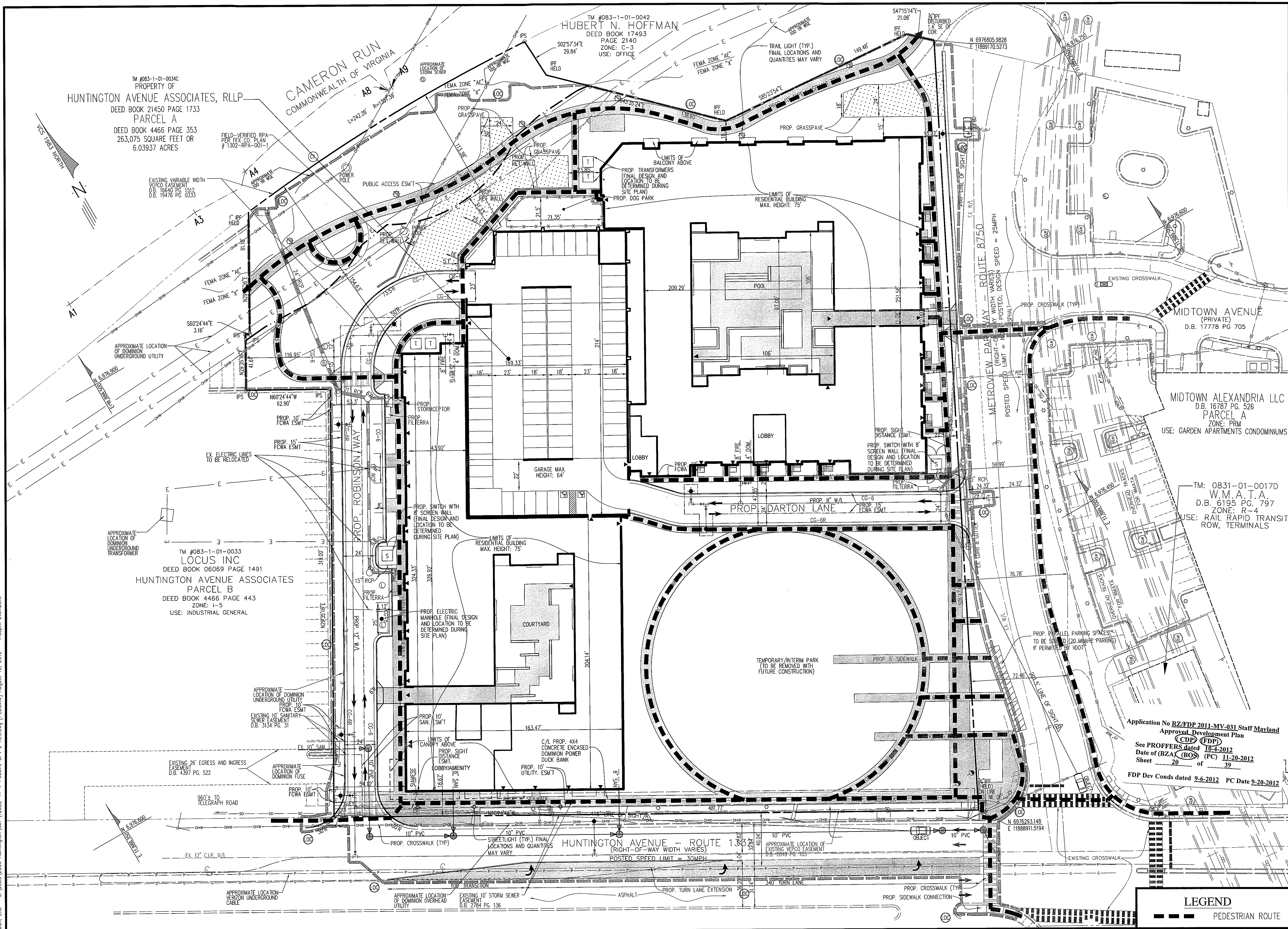
Application No RZ/FDP 2011-MV-031 Staff Mayland
Approved Development Plan
(CDP) (FDP)
See PROFFERS dated 10-4-2012
Date of (BZA) (BOS) (PC) 11-20-2012
Sheet 16 of 39
FDP Dev Conds dated 9-6-2012 PC Date 9-20-2012

STREETSCAPE SECTIONS
2550 HUNTINGTON AVE.
CDP/FDP
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: N/A DATE: JUNE, 2011

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15
OF
35
FILE No.
RZ-12622

Urban, Ltd. - J. JORG'S 2550 Huntington CDP \2622-11-1-PedCirc OPT 2 RES.dwg [PEDCIRC] August 16, 2012 - 4:30pm blombelle



LEGEND

--- PEDESTRIAN ROUTE

REVISIONS	
No.	DATE
07-14-11	
10-05-11	
12-19-11	
03-29-12	
06-26-12	
08-06-12	
08-17-12	

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Premier Engineers - Landscape Architects - Land Surveyors

Professional Engineer
CLAYTON C. TUCKER
Lic. No. 058790
Exp. 08/11/12

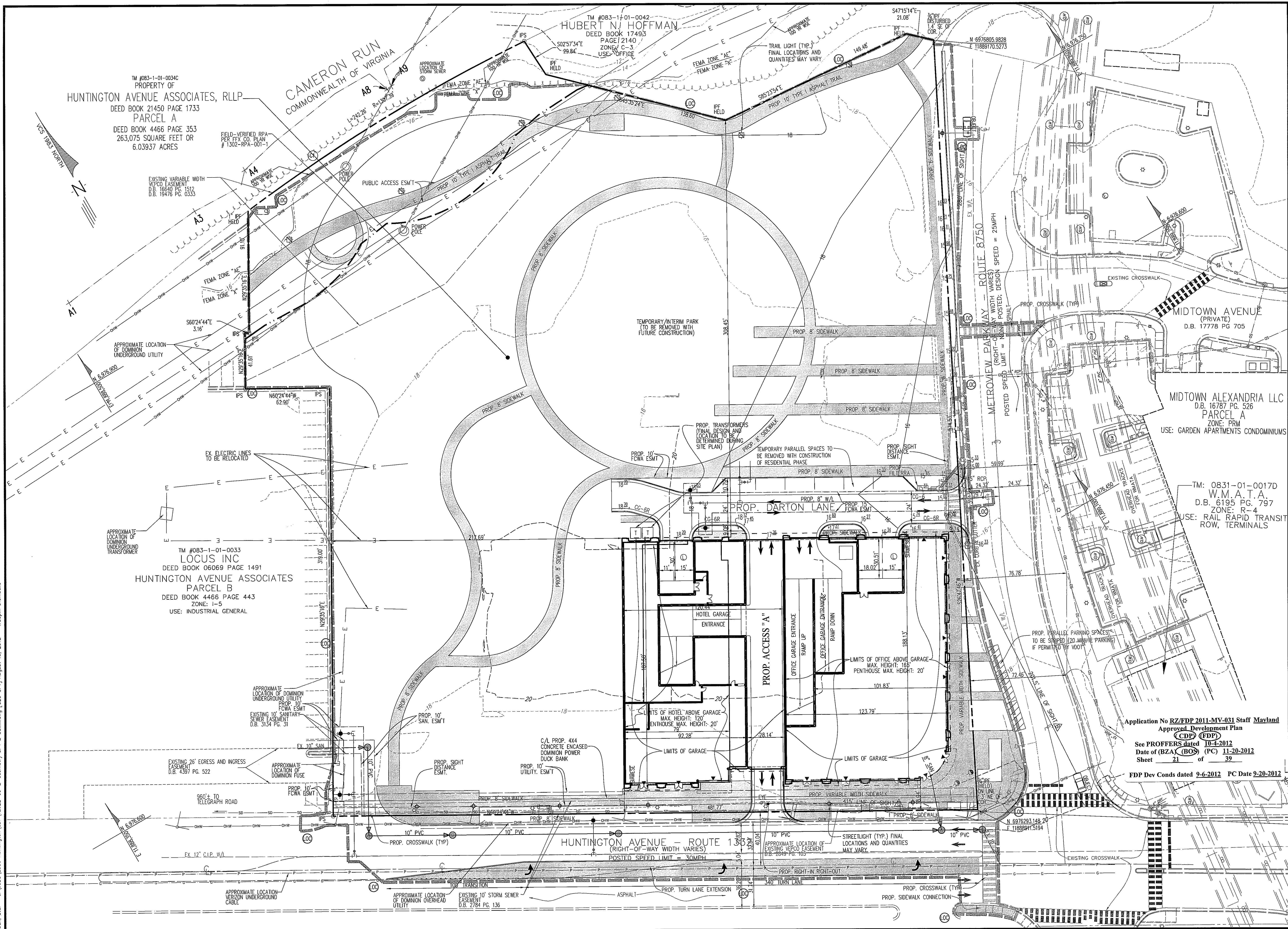
Application No **RZ/FDP 2011-MV-031** Staff **Mayland**
Approved Development Plan
CDP (FDP)
See PROFFERS dated **10-4-2012**
Date of (BZA) (BOS) (PC) **11-20-2012**
Sheet **20** of **39**
FDP Dev Conds dated **9-6-2012** PC Date **9-20-2012**

RESIDENTIAL PHASE-PEDESTRIAN CIRCULATION
2550 HUNTINGTON AVE.
CDP/FDP
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE: JUNE, 2011
C.I.= N/A
SCALE: 1"=30'

SHEET
19
OF
35
FILE No.
RZ-12622

Urban, Ltd. - J:\0803\2550 Huntington CDP\12622-09-2-Geometry OPT 2 COMM.dwg [GEO OPT] August 16, 2012 - 4:30pm blombelle



PLAN DATE
07-14-11
10-05-11
12-19-11
03-29-12
09-25-12
08-06-12
08-17-12

DESCRIPTION
No. DATE

Urban, Ltd.
4200 D TECHNOLOGY CT.
CHANTILLY, VA, 20151
FAX 703-578-7888
www.urban-ltd.com

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Planners-Engineers-Landscape Architects-Land Surveyors

COMMERCIAL PHASE PLAN
2550 HUNTINGTON AVE.
CDP/FDP
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE: JUNE, 2011
C.I.= 2

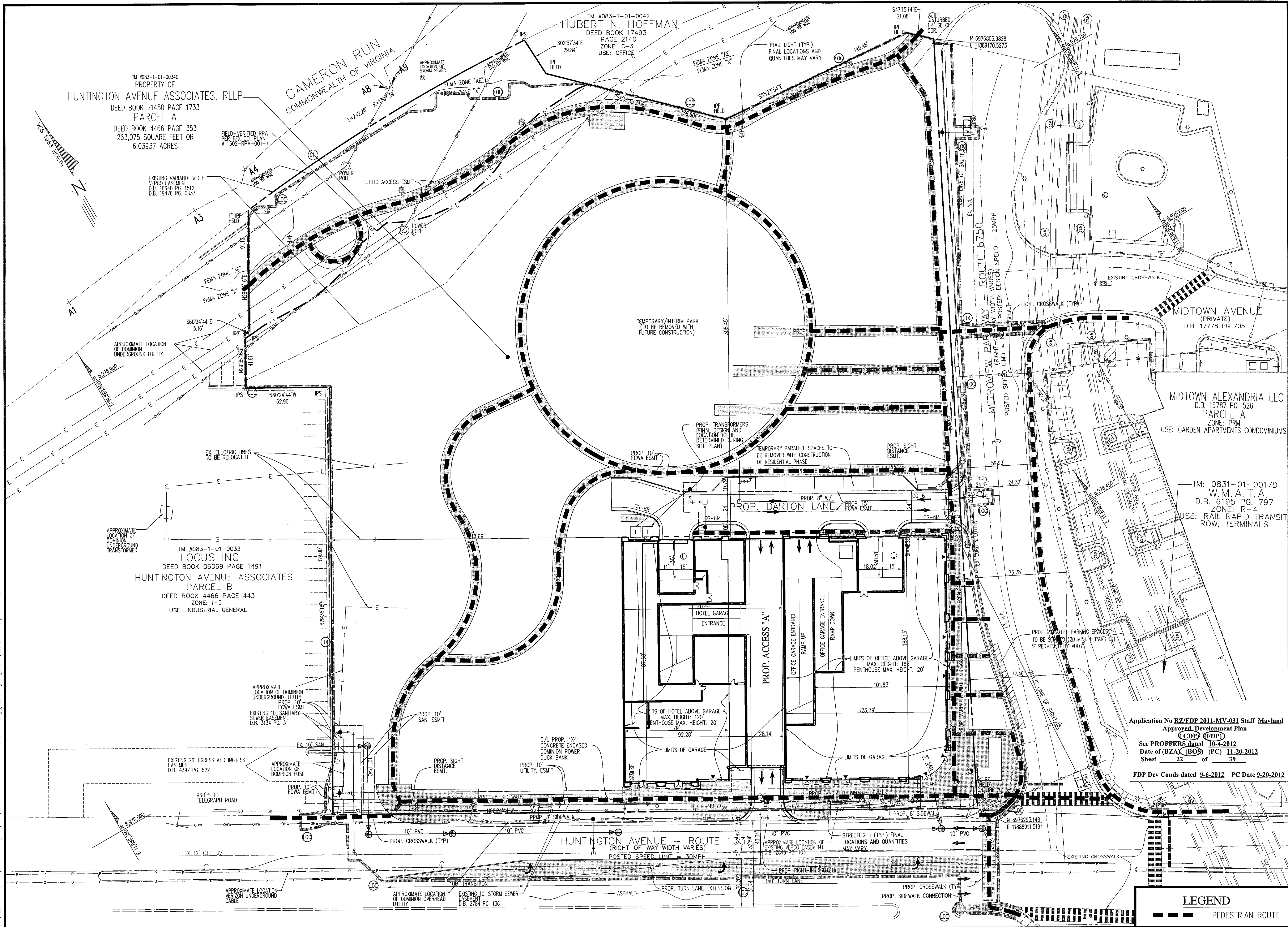
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SHEET
20
OF
35

FILE No.
RZ-12622

Application No RZ/FDP 2011-MV-031 Staff Mayland
Approved Development Plan
(CDP) (FDP)
See PROFFERS dated 10-4-2012
Date of (BZA) (BOS) (FC) 11-20-2012
Sheet 21 of 39
FDP Dev Conds dated 9-6-2012 PC Date 9-20-2012

Urban, Ltd. - J:\JOBS\2550 Huntington CDP\12622-11-2-PedCirc OPT 2 COMM.dwg [PEDCIRC] August 16, 2012 - 4:31pm blombelle



PLAN DATE		DESCRIPTION	
07-14-11	10-05-11	12-19-11	03-29-12
03-29-12	05-05-12	05-05-12	08-06-12
08-06-12	08-17-12		

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4000 TECHNOLOGY CT.
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COMMONWEALTH OF VIRGINIA
Professional Engineer
L. J. BLOMBELLE
Lic. No. 006790
08/17/12

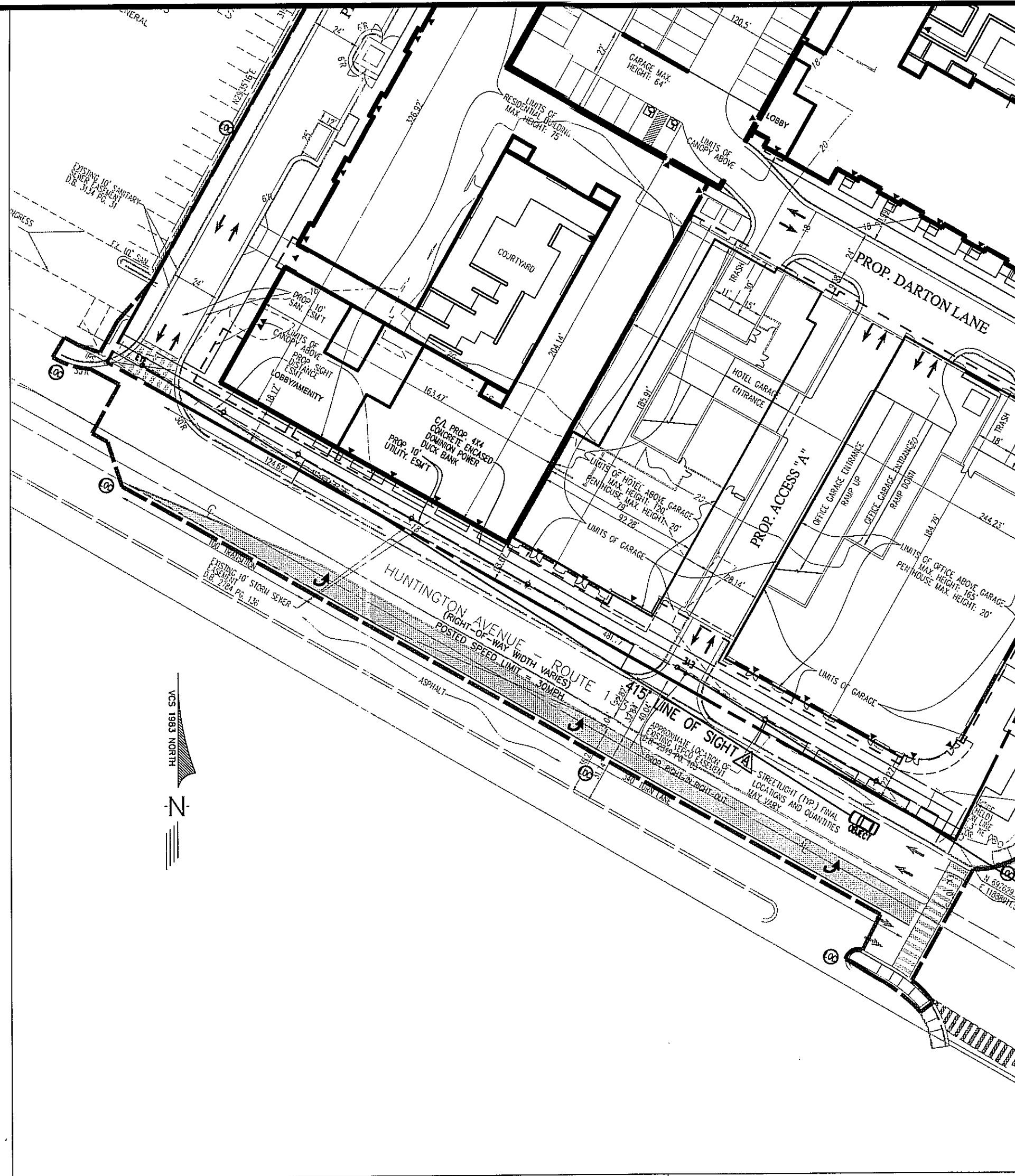
COMMERCIAL PHASE-PEDESTRIAN CIRCULATION
2550 HUNTINGTON AVE.
CDP/FDP
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

Application No RZ/FDP 2011-MV-031 Staff Mayland
Approved Development Plan
See PROFFERS dated 10-4-2012
Date of (BZA) (BOS) (PC) 11-20-2012
Sheet 22 of 39
FDP Dev Conds dated 9-6-2012 PC Date 9-20-2012

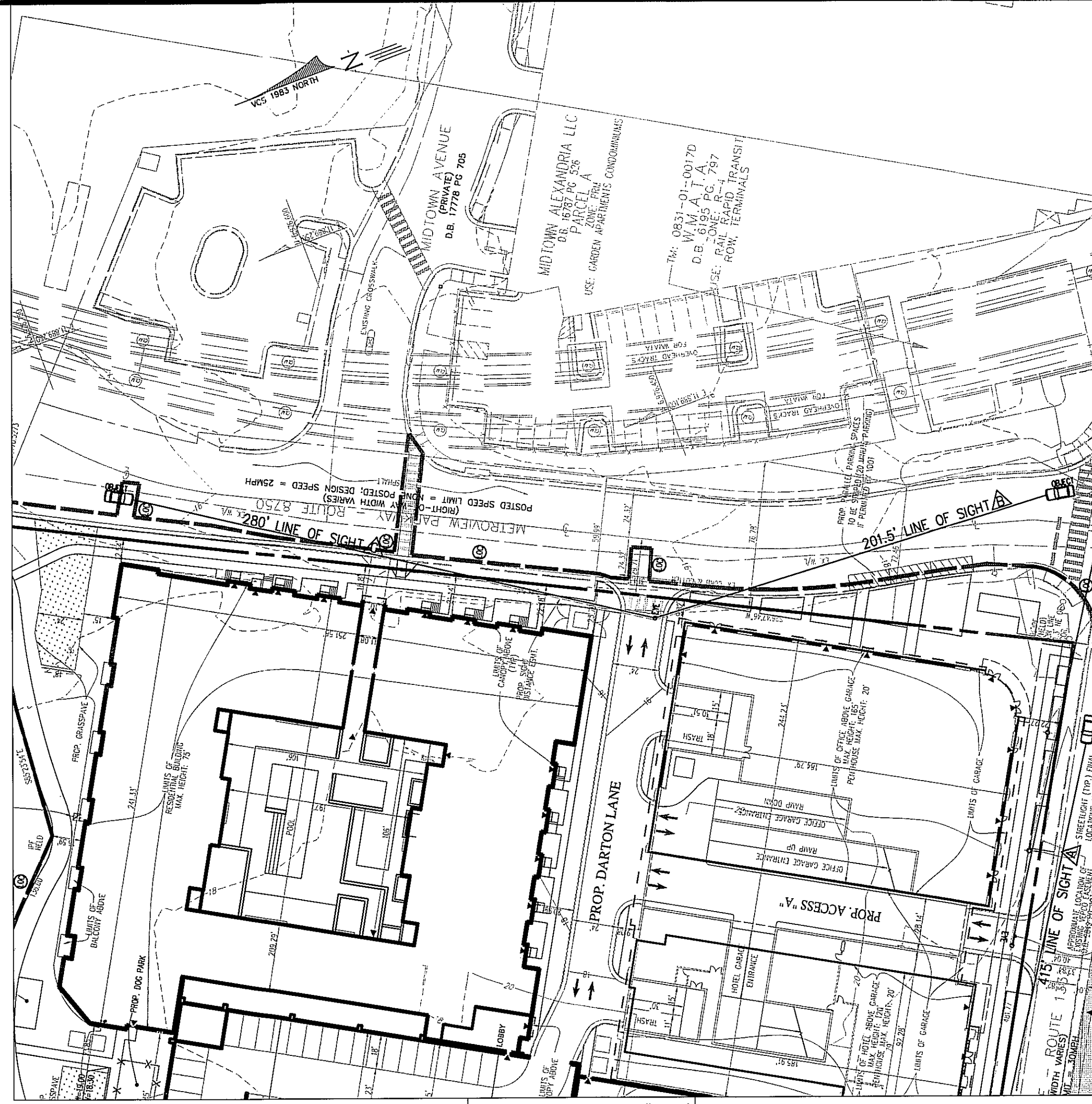
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SHEET
21
OF
35
FILE No.
RZ-12622

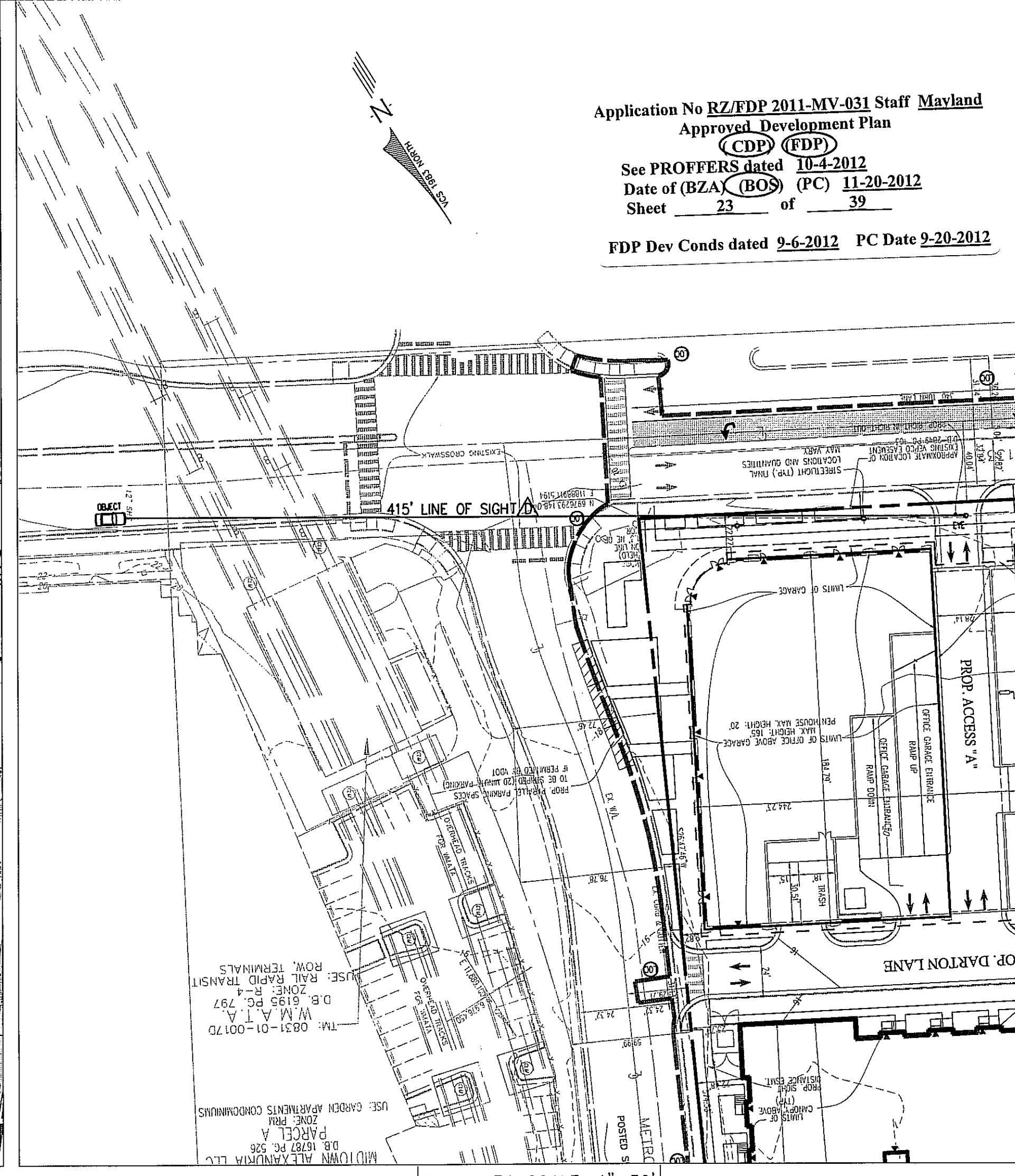
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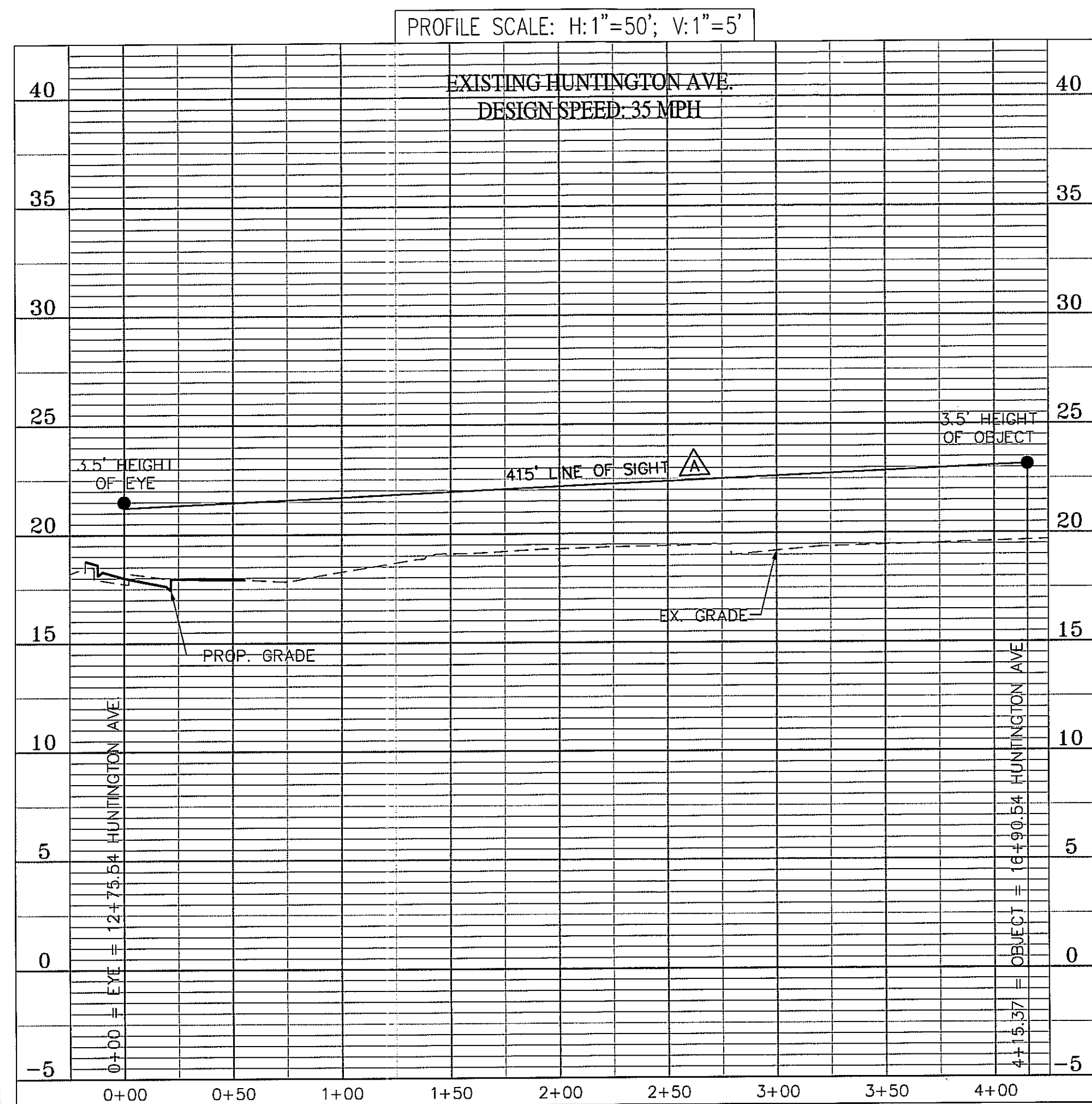
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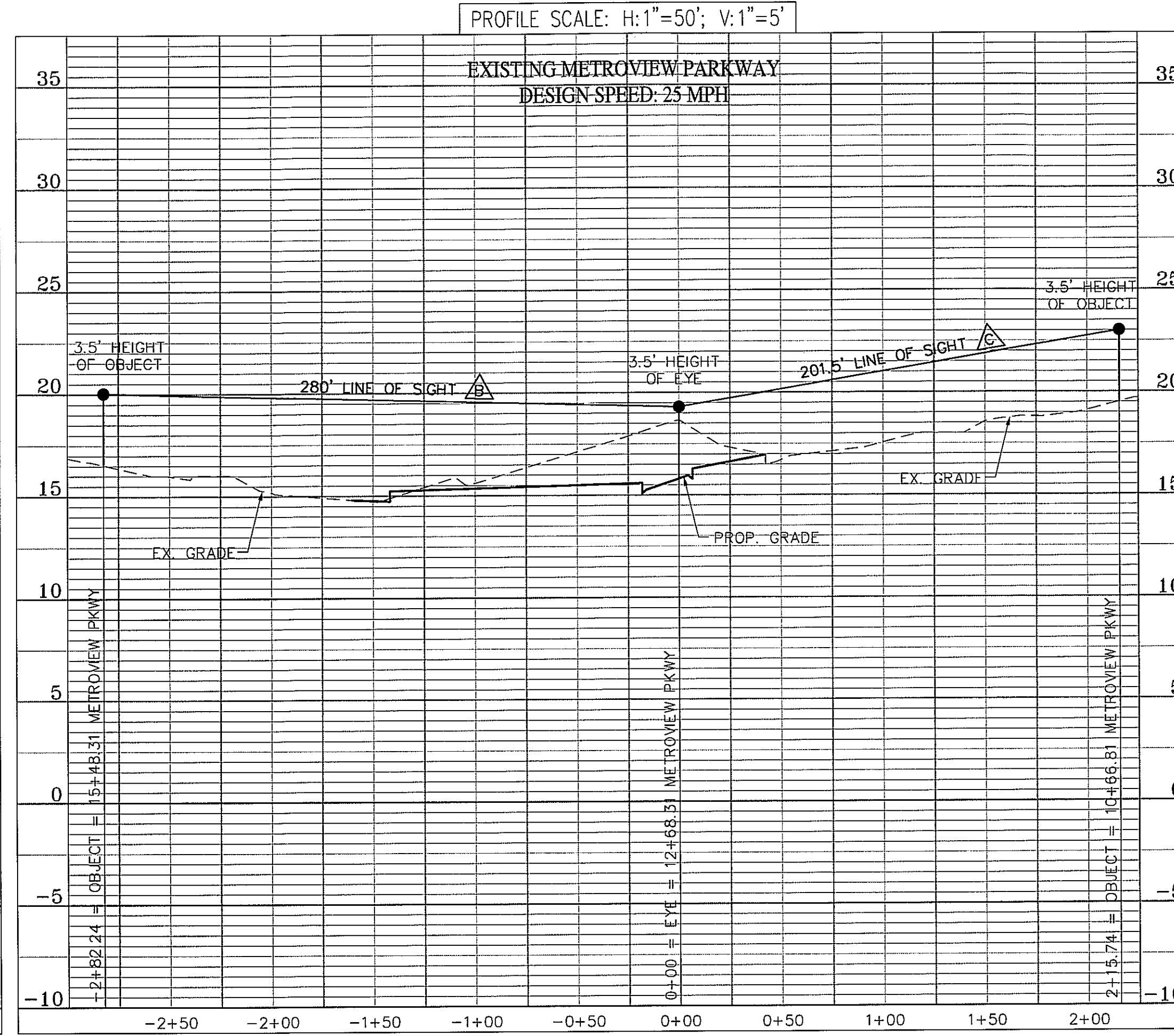
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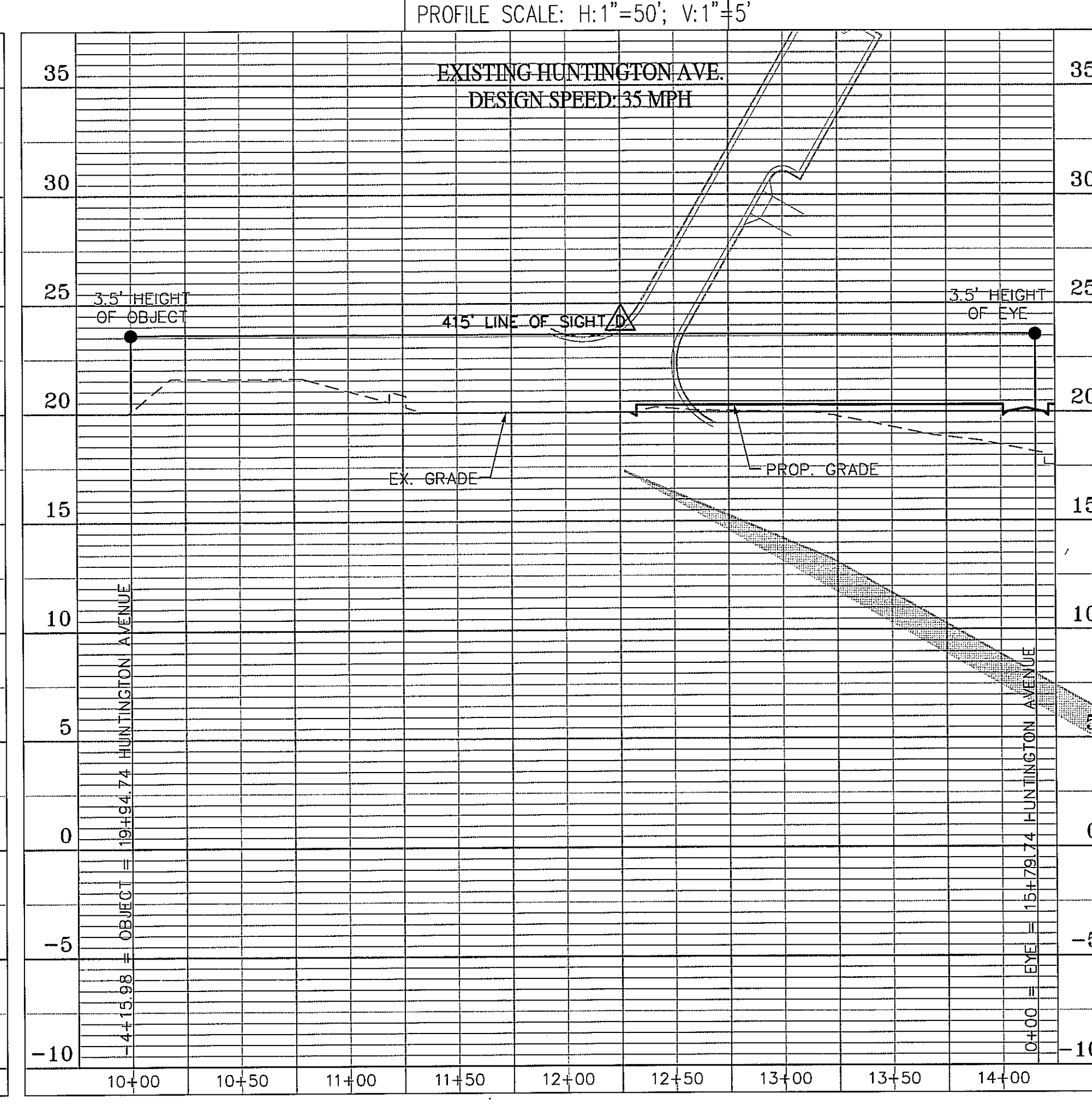
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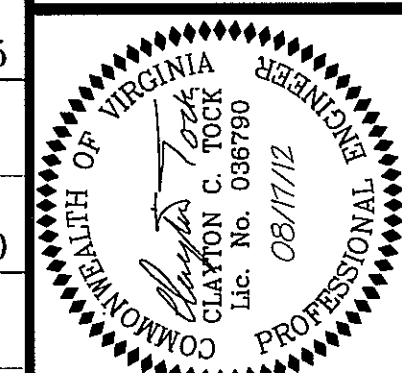
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PROFILE SCALE: H:1"=50'; V:1"=5'

Application No RZ/FDP 2011-MV-031 Staff Maryland
Approved Development Plan
(CDP) (FDP)
See PROFFERS dated 10-4-2012
Date of (BZAK) (BOS) (PC) 11-20-2012
Sheet 23 of 39
FDP Dev Conds dated 9-6-2012 PC Date 9-20-2012

Urban, Ltd.
4000 D TECHNOLOGY CT.
CHANTILLY, VA 20151
TEL 703 642 2386
FAX 703 576 7886
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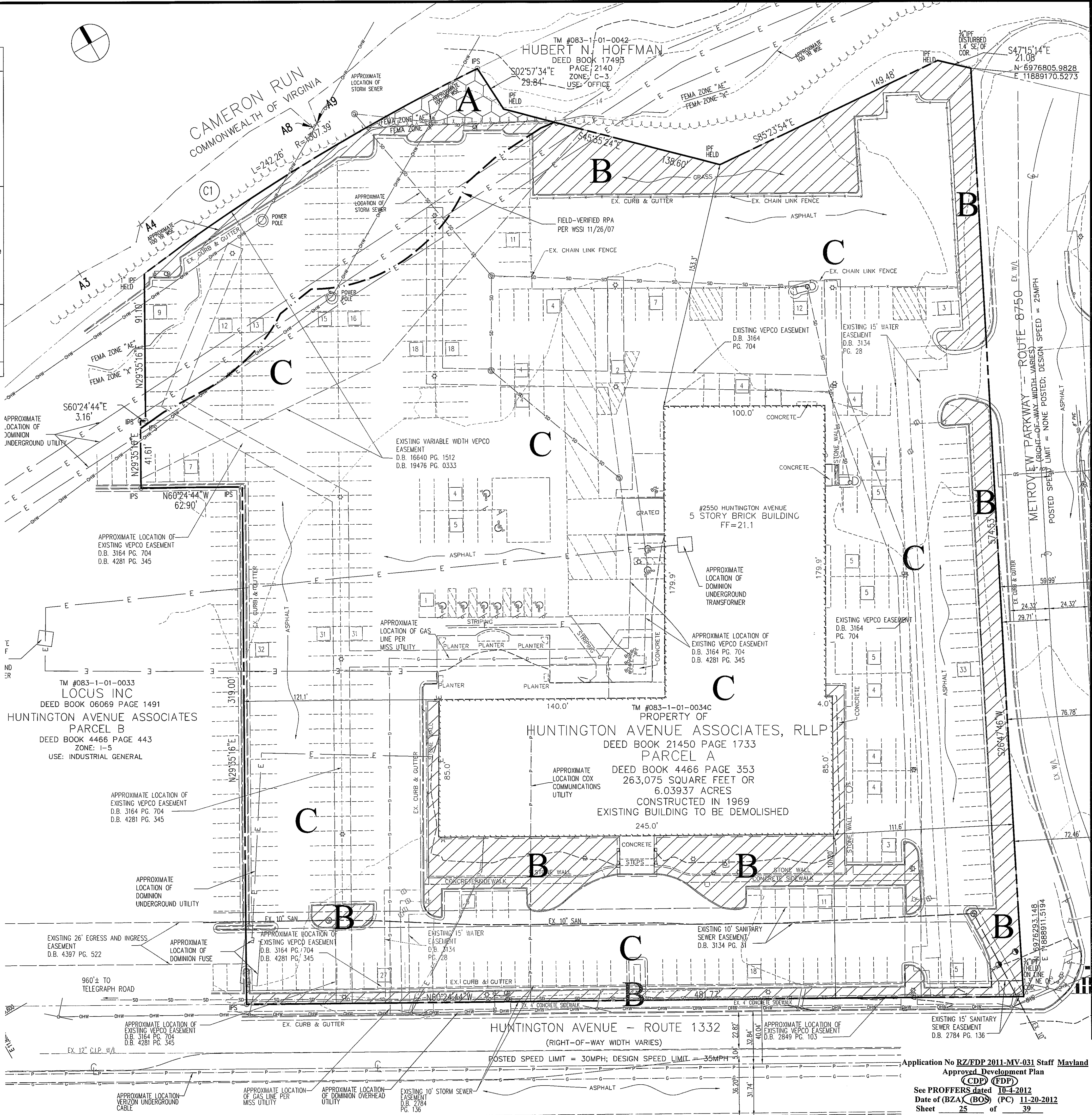
SIGHT DISTANCE PROFILES
2550 HUNTINGTON AVE.
CDP/FDP
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: AS NOTED
DATE: JUNE, 2011
C.I.= N/A
SHEET 22 OF 35
FILE No. RZ-12622

EXISTING VEGETATION SUMMARY

Cover Type	Primary Species	Successional Stage	Condition	Acreage	Comments
A	Early Successional Forest Community	Black Locust (<i>Robinia pseudoacacia</i>), Callery Pear (<i>Pyrus calleryana</i>), Tree of Heaven (<i>Ailanthus altissima</i>), Red Mulberry (<i>Morus rubra</i>)	early-successional ("pioneer")	poor	0.04 ac.
	Landscaped Land	Eastern Red Cedar (<i>Juniperus virginiana</i>), Northern Red Oak (<i>Quercus rubra</i>), Crape Myrtle (<i>Lagerstroemia indica</i>), Callery Pear (<i>Pyrus calleryana</i>)	n/a	good	0.73 ac.
	Developed	n/a	n/a	n/a	5.27 ac.
total acreage:				6.04 ac.	

*DBH = Diameter at Breast Height (measured 4.5 feet above the ground)

NOTE: Existing vegetation data collected during a field study on June 20, 2011 by Urban, Ltd.'s certified arborist, John Lightle (#MA5174A).



This Plan Prepared or Approved by:
John Lightle, ISA Certified Arborist
MA-5174A

PLAN DATE
07-14-11
10-05-11
12-19-11
03-29-12
08-26-12
08-06-12
08-17-12

DESCRIPTION
REVISIONS

Urban, Ltd.
4200 D TECHNOLOGY CT.
CHANTILLY, VA 20151
TEL: 703-576-2886
FAX: 703-576-2888
www.urban-lltd.com

Planners, Engineers, Landscape Architects, Land Surveyors

EXISTING VEGETATION MAP
2550 HUNTINGTON AVE.
CDP/FDP
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE: JUNE, 2011
CL: N/A

SCALE: 1"=30'

SHEET
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OF
35

FILE No.
RZ-12622

Application No RZ/FDP 2011-MV-031 Staff Mayland
Approved Development Plan
(CDP) (FDP)
See PROFFERS dated 10-4-2012
Date of (BZA) (BOS) (PC) 11-20-2012
Sheet 25 of 39

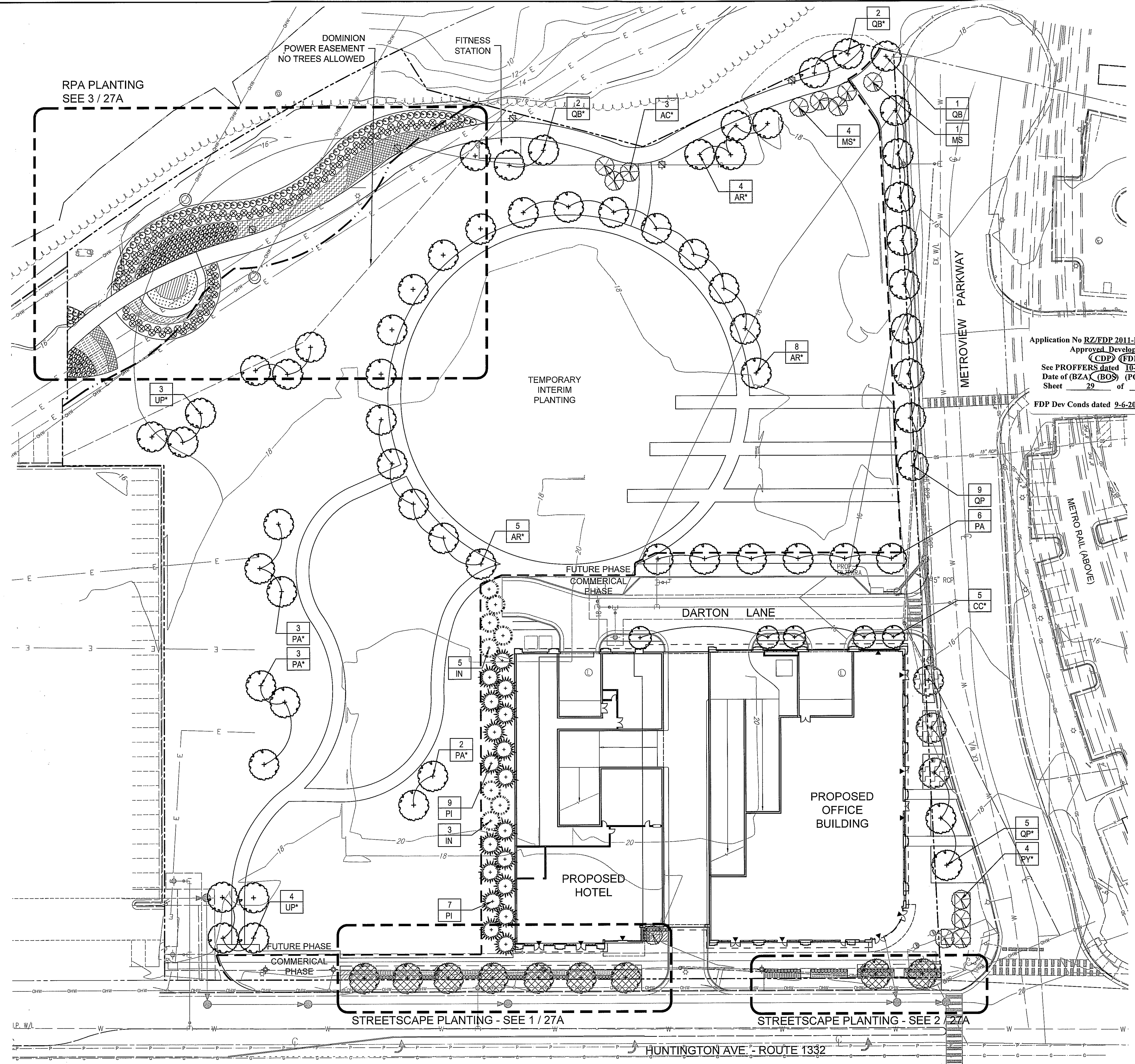
FDP Dev Conds dated 9-6-2012 PC Date 9-20-2012

4 PLANT SCHEDULE

1 10-YR CANOPY CALCULATION

2 INTERIOR PARKING CALCULATION





- LEGEND
- TREES MAY POSSIBLY BE RELOCATED OR REMOVED BASE ON FIRE MARSHALL & VDOT REQUIREMENTS
 - TREES PLANTED IN EXTENDED SOIL PANELS (SEE DETAIL 5 ON SHEET 28 FOR SECTION)
- NOTES:
- GROSS SITE AREA FOR CANOPY CALCULATIONS ADJUSTED TO EXCLUDE AREA OF TEMPORARY INTERIM LANDSCAPING.
 - REFER TO PAGE 28 FOR INTERIOR PARKING LOT LANDSCAPING CALCULATIONS AND 10 YR. TREE CANOPY COVER CALCULATIONS.
 - TREES OUTSIDE OF PROPERTY NOT COUNTED TOWARDS 10 Y. TREE COVER CREDIT.

Application No **RZ/FDP 2011-MV-031** Staff **Mayland**
Approved Development Plan
CDP (FDP)
See PROFFERS dated **10-4-2012**
Date of (BZA) **(BOS)** (PC) **11-20-2012**
Sheet **29** of **39**
FDP Dev Conds dated **9-6-2012** PC Date **9-20-2012**

PLANDATE	No.	DATE	DESCRIPTION
07-14-11			
10-05-11			
03-28-12			
06-15-12			

LSG LANDSCAPE ARCHITECTURE
1015 CALDWELL ROAD, SUITE 110
VENNA, VIRGINIA 22082
703-887-2045

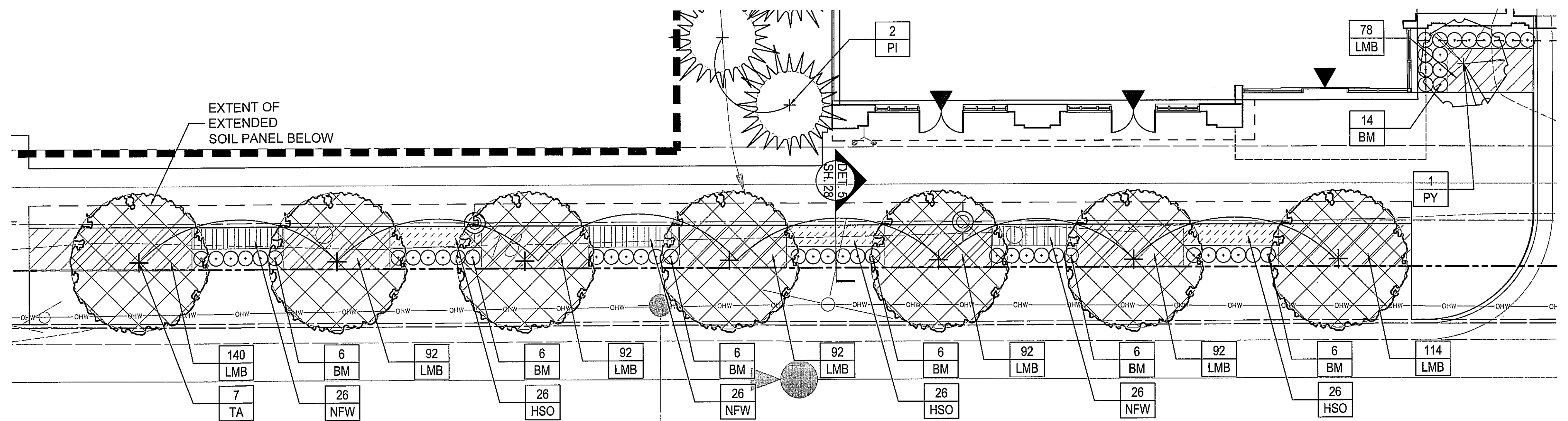
Mark R. Lewis
MARK R. LEWIS
Lic. No. 000332
8/17/12

COMMERCIAL PHASE - LANDSCAPING PLAN
2550 HUNTINGTON AVE.
CDP/FDP
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

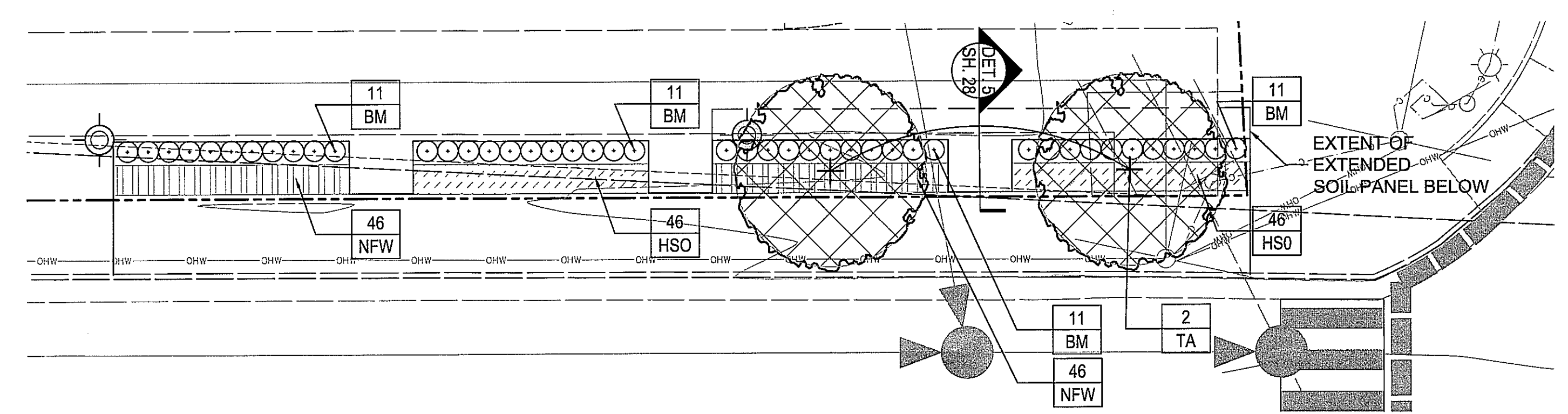
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DATE: JUNE, 2011

SHEET
27
OF
35

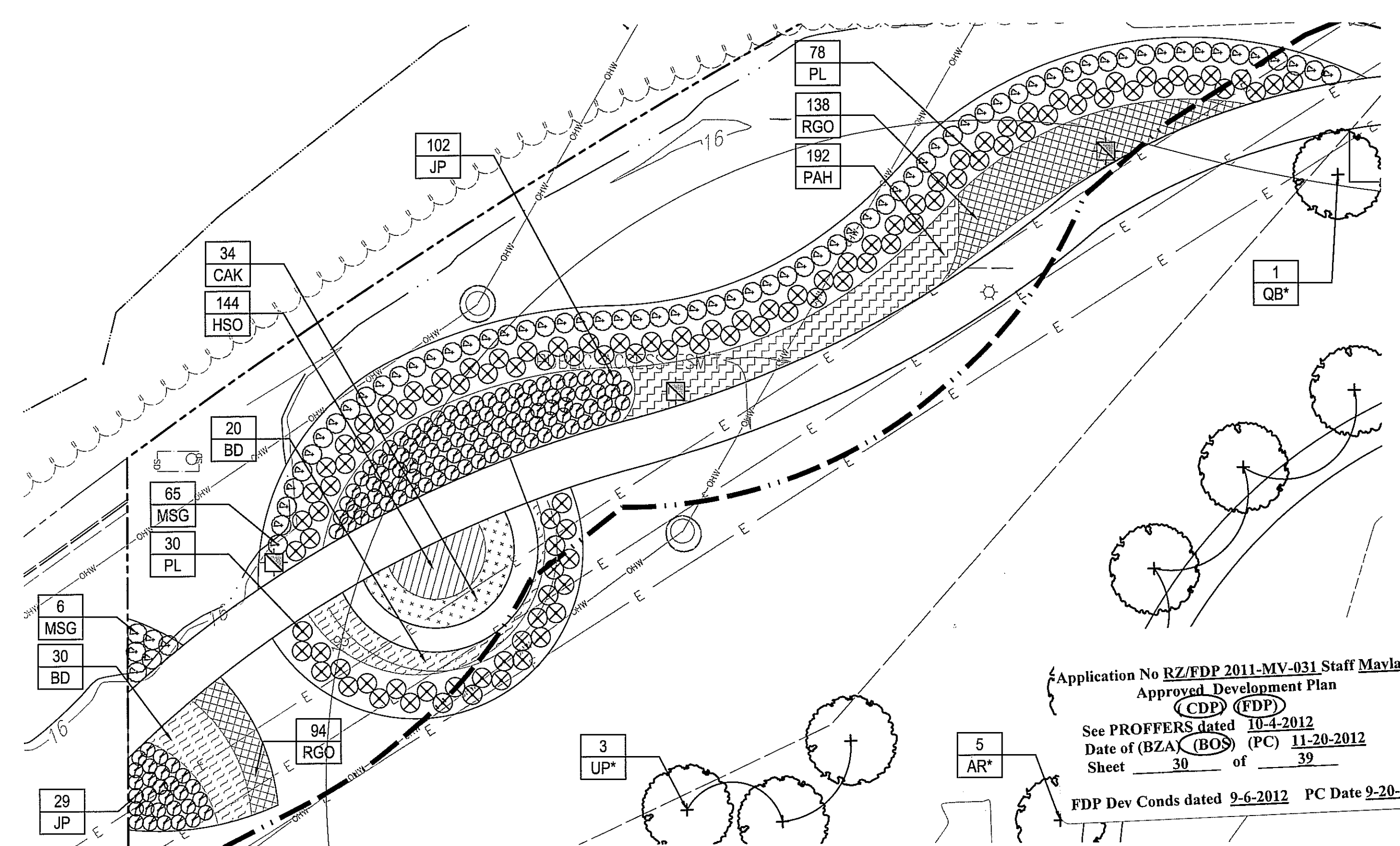
FILE No.
RZ-12622



1 STREETScape PLANTING
1"=10'-0"



2 STREETScape PLANTING
1"=10'-0"



3 RPA PLANTING
1"=20'-0"

- LEGEND**
- TREES PLANTED IN EXTENDED SOIL PANELS (SEE DETAIL 5 ON SHEET 28 FOR SECTION)
- NOTES:**
- REFER TO PAGE 28 FOR INTERIOR PARKING LOT LANDSCAPING CALCULATIONS AND 10 YR. TREE CANOPY COVER CALCULATIONS.
 - TREES OUTSIDE OF PROPERTY NOT COUNTED TOWARDS 10 Y. TREE COVER CREDIT.

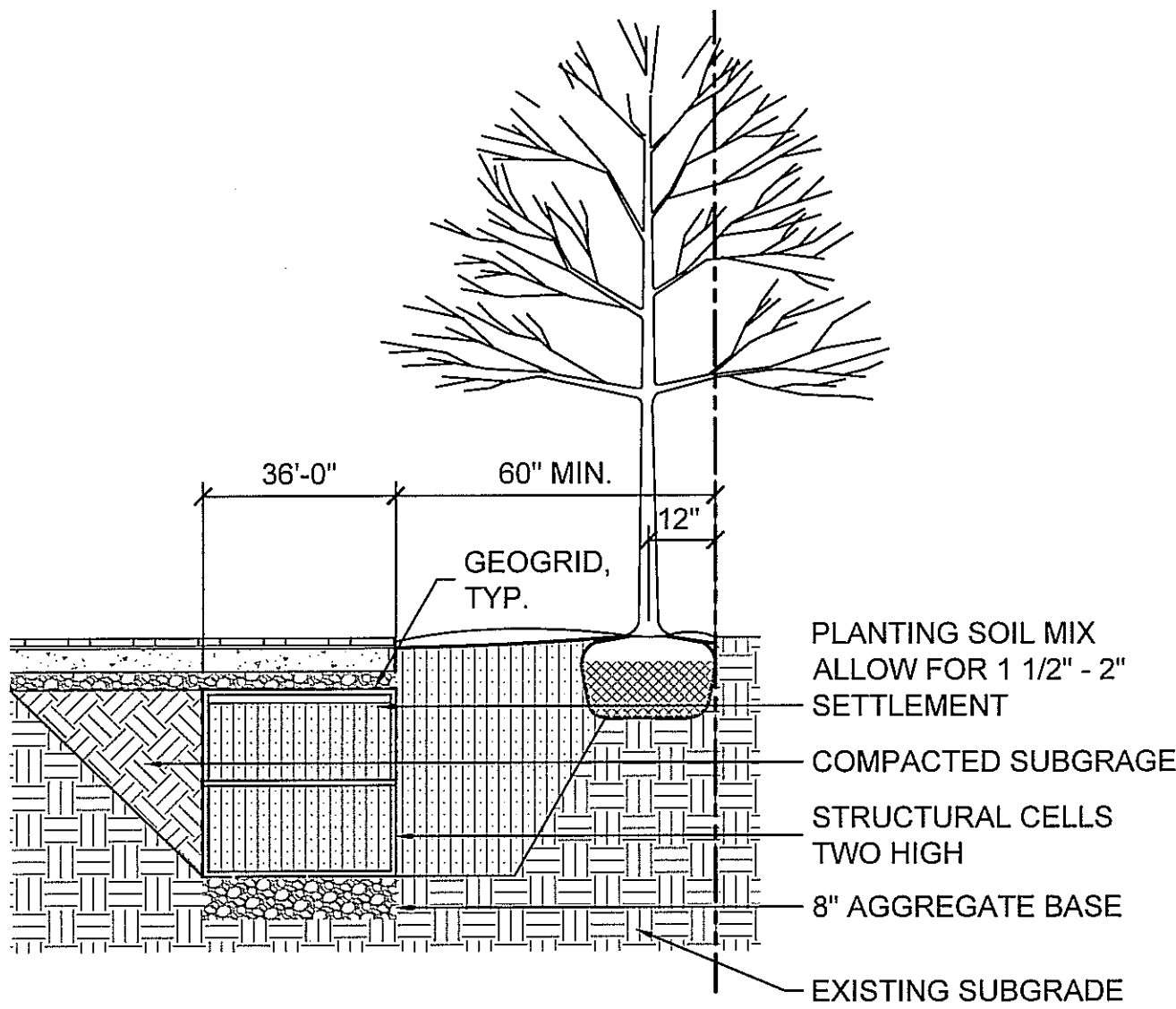
Application No RZ/FDP 2011-MV-031 Staff Mayland
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See PROFFERS dated 10-4-2012
Date of (BZA) (BOS) (PC) 11-20-2012
Sheet 30 of 39
FDP Dev Conds dated 9-6-2012 PC Date 9-20-2012

<p>PLAN DATE</p> <p>07-14-11</p> <p>10-05-11</p> <p>03-28-12</p> <p>06-15-12</p>		<p>DESCRIPTION</p> <p>REVISIONS</p>
<p>PLANDATE</p> <p>07-14-11</p> <p>10-05-11</p> <p>03-28-12</p> <p>06-15-12</p>		<p>No. DATE</p>
<p>LSG LANDSCAPE ARCHITECTURE</p> <p>1045 CALDWELL ROAD, SUITE 110</p> <p>VENNA, VIRGINIA 22182</p> <p>703-661-3045</p>		
<p>COMMERCIAL PHASE - LANDSCAPING PLAN - ENLARGEMENTS</p> <p>2550 HUNTINGTON AVE.</p> <p>CDP/FDP</p> <p>MOUNT VERNON DISTRICT</p> <p>FAIRFAX COUNTY, VIRGINIA</p> <p>DATE: JUNE, 2011</p> <p>SCALE: 1"=30'</p> <p>CI.= N/A</p>		
<p>SHEET 27A OF 35</p> <p>FILE No. RZ-12622</p>		

Key	Qty	Botanical Name	Common Name	Size	Spacing	Type	10 Year Canopy SF	Tree Canopy Sub-Total SF	Remarks
TREES									
AR*	22	Acer rubrum 'October Glory'	October Glory Red Maple	3" cal.	As Shown	B & B	0	0	*Canopy Not Counted
CC*	5	Carpinus caroliniana	American Hornbeam	3" cal.	As Shown	B & B	0	0	*Canopy Not Counted
PA	6	Platanus acerifolia 'Blood Good'	Blood Good London Plane Tree	3" cal.	As Shown	B & B	250	1500	Full & Dense
PA*	8	Platanus acerifolia 'Blood Good'	Blood Good London Plane Tree	3" cal.	As Shown	B & B	0	0	*Canopy Not Counted
QB	1	Quercus bicolor	Swamp White Oak	3" cal.	As Shown	B & B	250	250	Full & Dense
QB*	5	Quercus bicolor	Swamp White Oak	3" cal.	As Shown	B & B	0	0	*Canopy Not Counted
QP	9	Quercus phellos 'High Tower'	High Tower Willow Oak	3" cal.	As Shown	B & B	250	2250	Full & Dense
QP*	5	Quercus phellos 'High Tower'	High Tower Willow Oak	3" cal.	As Shown	B & B	0	0	*Canopy Not Counted
TA	9	Tilia americana	American Linden	3" cal.	As Shown	B & B	250	2250	Full & Dense
UP*	10	Ulmus parvifolia 'Bosque TM'	Bosque Elm	3" cal.	As Shown	B & B	0	0	*Canopy Not Counted
ORNAMENTAL TREES									
AC*	3	Amelanchier canadensis	Serviceberry	3" cal.	As Shown	B & B	0	0	*Canopy Not Counted
MS	1	Magnolia x soulangiana	Saucer Magnolia	3" cal.	As Shown	B & B	125	125	Specimen, Matching
MS*	4	Magnolia x soulangiana	Saucer Magnolia	3" cal.	As Shown	B & B	0	0	*Canopy Not Counted
PY	1	Prunus x yedoensis	Yoshino Cherry	3" cal.	As Shown	B & B	125	125	Specimen, Matching
PY*	4	Prunus x yedoensis	Yoshino Cherry	3" cal.	As Shown	B & B	0	0	*Canopy Not Counted
EVERGREEN TREES									
PI	18	Picea abies	Norway Spruce	12' ht.	As Shown	B & B	175	3150	Full & Dense
IN	8	Ilex 'Nellie R. Stevens'	Nellie Stevens Holly	12' ht.	As Shown	B & B	75	600	Full & Dense
SHRUBS									
BD	50	Buddleia davidii	Butterfly Bush	3 gal.	36" o.c.	Cont.	0	0	
BM	94	Buxus microphylla 'Green Gem'	Green Gem Boxwood	24" ht.	24" o.c.	Cont.	0	0	
JP	131	Juniperus chinensis 'Pfitzeriana'	Pfitzer Juniper	30" ht.	36" o.c.	Cont.	0	0	
PL	108	Prunus laurocerasus	Cherry Laurel	30" ht.	36" o.c.	Cont.	0	0	
GRASSES, PERENNIALS, GROUNDCOVERS									
HSO	314	Hemerocallis 'Stella d'Oro'	Daylily	1 gal.	15" o.c.	Cont.	0	0	
CAK	34	Calamagrostis x. acutiflora 'Karl Foerster'	Feather Reed Grass	3 gal.	36" o.c.	Cont.	0	0	
LMB	792	Liriope muscari 'Big Blue'	Big Blue Lilyturf	1 qt.	12" o.c.	Cont.	0	0	
MSG	71	Miscanthus sinensis	Maiden Grass	5 gal.	48" o.c.	Cont.	0	0	
NFW	170	Nepeta faassenii 'Walkers Low'	Catmint	1 gal.	15" o.c.	Cont.	0	0	
PAH	192	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	3 gal.	24" o.c.	Cont.	0	0	
RGO	232	Rudbeckia fulgida 'Goldsturm'	Black Eyed Susan	1 gal.	18" o.c.	Cont.	0	0	
TOTAL							10250		

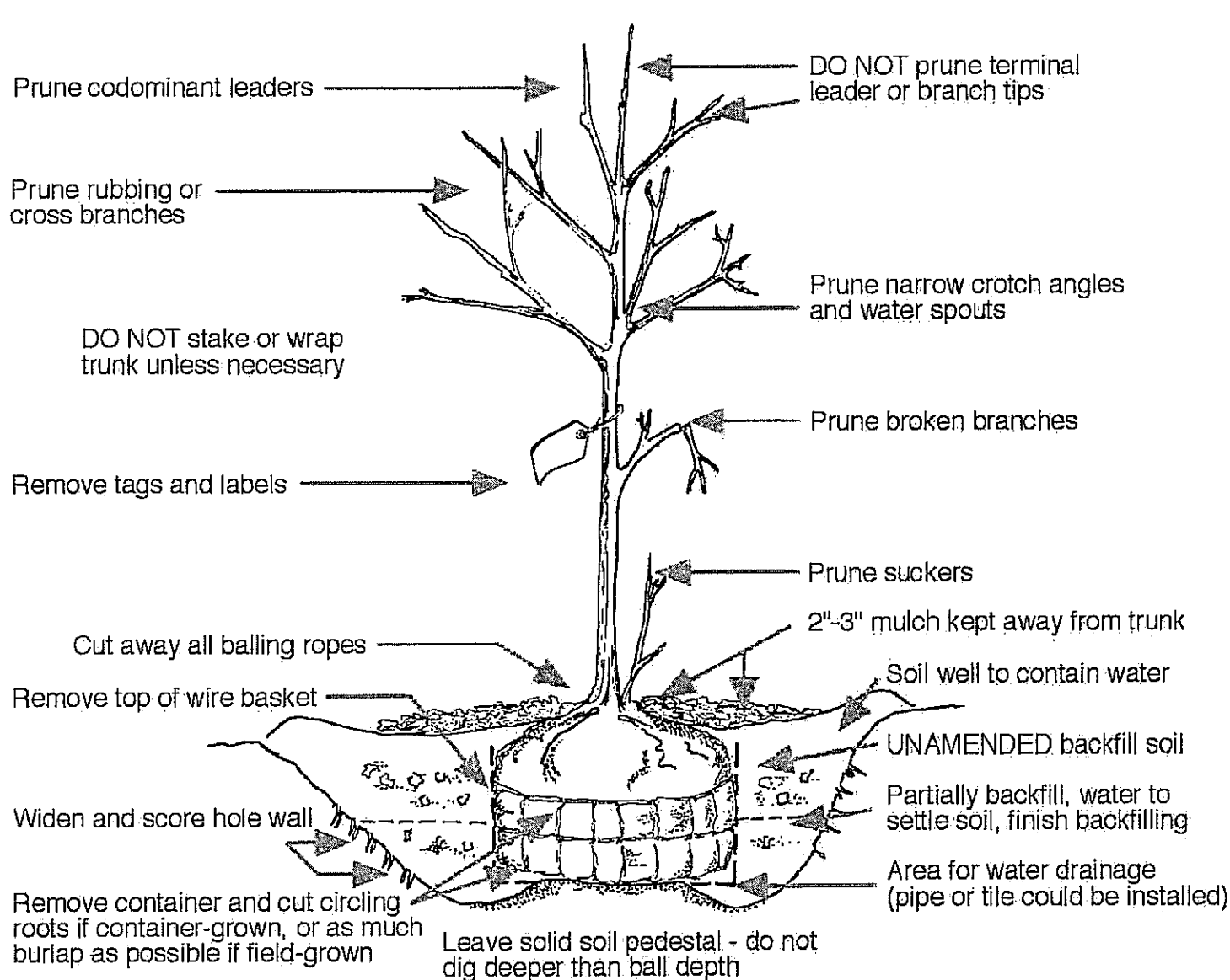
4 PLANT SCHEDULE

NTS



5 EXTENDED SOIL PANEL

3/8"=1'-0"



3 TYPICAL TREE PLANTING

NTS

Table 12.12 10-year Tree Canopy Calculation Worksheet			
Step		Totals	Reference
A. Tree Preservation Target and Statement			
A.1	Place the Tree Preservation Target calculations and statement here preceding the 10-year tree canopy calculations	NO TREES PRESERVED	see § 12-0507.2 for list of required elements and worksheet
B. Tree Canopy Requirement			
B.1	Identify gross site area =	263,076 sf	§ 12-0510.1A
B.2	Subtract area dedicated to parks, road frontage, and		§ 12-0510.1B
B.3	Subtract area of exemptions =	185,624 sf	§ 12-0510.1C(1) through § 12-0510.1C(6)
B.4	Adjusted gross site area (B1 - B2) =	77,452 sf	
B.5	Identify site's zoning and/or use		
B.6	Percentage of 10-year tree canopy required =	10%	§ 12-0509.1 and Table 12.4
B.7	Area of 10-year tree canopy required (B4 x B5) =	7,745 sf	
B.8	Modification of 10-year Tree Canopy Requirements requested?	No	Yes or No
B.9	If B.8 is yes, then list plan sheet where modification request is located		Sheet number
C. Tree Preservation			
C.1	Tree Preservation Target Area =	0 sf	
C.2	Total canopy area meeting standards of § 12-0200 =		
C.3	C2 x 1.25 =	0 sf	§ 12-0509.3B
C.4	Total canopy area provided by unique or valuable forest or woodland communities =		
C.5	C4 x 1.5 =	0 sf	§ 12-0509.3B(1)
C.6	Total of canopy area provided by "Heritage", "Memorial", "Specimen", or "Street" trees =		
C.7	C6 x 1.5 to 3.0 =	0 sf	§ 12-0509.3B(2)
C.8	Canopy area of trees within Resource Protection Areas and 100-year floodplains =		
C.9	C8 x 1.0 =	0 sf	§ 12-0509.3C(1)
C.10	Total of C3, C5, C7 and C9 =	0 sf	If area of C10 is less than B7 remainder of requirement must be met through tree planting - go to D
D. Tree Planting			
D.1	Area of canopy to be met through tree planting (B7-C10) =	7,745 sf	
D.2	Area of canopy planted for air quality benefits =	None	
D.3	x 1.5 =		§ 12-0509.4B(1)
D.4	Area of canopy planted for energy conservation =	None	
D.5	x 1.5 =		§ 12-0509.4B(2)
D.6	Area of canopy planted for water quality benefits =	None	
D.7	x 1.25 =		§ 12-0509.4B(3)
D.8	Area of canopy planted for wildlife benefits =	None	
D.9	x 1.5 =		§ 12-0509.4B(4)
D.10	Area of canopy provide by native trees =	None	
D.11	x 1.5 =		§ 12-0509.4B(5)
D.12	Area of canopy provided by improved cultivars and varieties =	None	
D.13	x 1.25 =		§ 12-0509.4B(6)
D.14	Area of canopy provided through tree seedlings =	None	§ 12-0509.4D(1)
	x 1.0 =		
D.15	Area of canopy provided through native shrubs or woody seed mix =	None	§ 12-0509.4D(1)(a)
	x 1.0 =		§ 12-0509.4D(1)(a)
D.16	Percentage of D14 represented by D15=	None	Must not exceed 33% of D14
D.17	Total of canopy area provided through tree planting =	None	
D.18	Is an offsite planting relief requested?	No	Yes or No
D.19	Tree Bank or Tree Fund?		§ 12-0511
D.20	Canopy area requested to be provided through offsite banking or tree fund	None	
D.21	Amount to be deposited into the Tree Preservation and Planting Fund	None	
E. Total of 10-year Tree Canopy Provided			
E.1	Total of canopy area provided through tree preservation (C10) =	0 sf	
E.2	Total of canopy area provided through tree planting (D17) =	10,250 SF	
E.3	Total of canopy area provided through offsite mechanism (D19) =	0 sf	
E.4	Total of 10-year Tree Canopy Provided =	10,250 SF	Total of E.1 through E.3. Area should meet or exceed area in B6

1 10-YR CANOPY CALCULATION

NTS

Application No RZ/FDP 2011-MV-031 Staff Mayland
Approved Development Plan
(CDP) (FDP)
See PROFFERS dated 10-4-2012
Date of (BZA) (BOS) (PC) 11-20-2012
Sheet 31 of 39
FDP Dev Conds dated 9-6-2012 PC Date 9-20-2012

2 NOT USED

NTS

PLAN DATE
07-14-11
10-05-11
02-19-12
06-15-12

REVISIONS

DESCRIPTION

DATE

No.

LSG LANDSCAPE ARCHITECTURE
1918 GALLONS ROAD, SUITE 110
FAIRFAX COUNTY, VA 22031
703-881-2945

COMMERCIAL PHASE - LANDSCAPE COMPUTATIONS

2550 HUNTINGTON AVE.
CDP/FDP

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE: JUNE, 2011

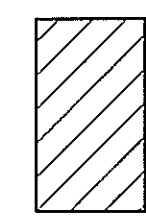
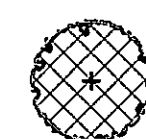


SCALE: 1"=30'

CL= N/A

SHEET
28
OF
35

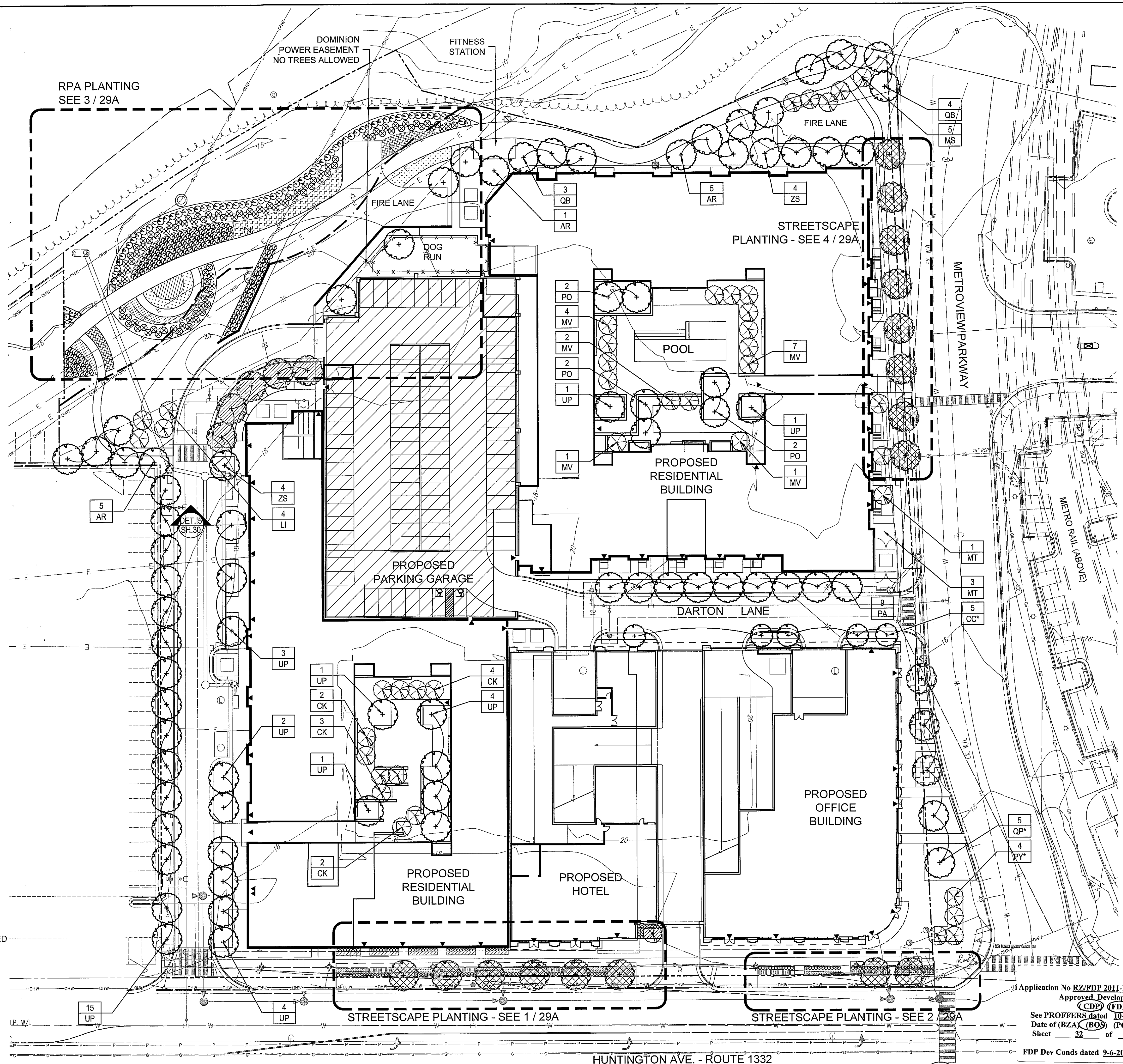
FILE No.
RZ-12622

LEGEND

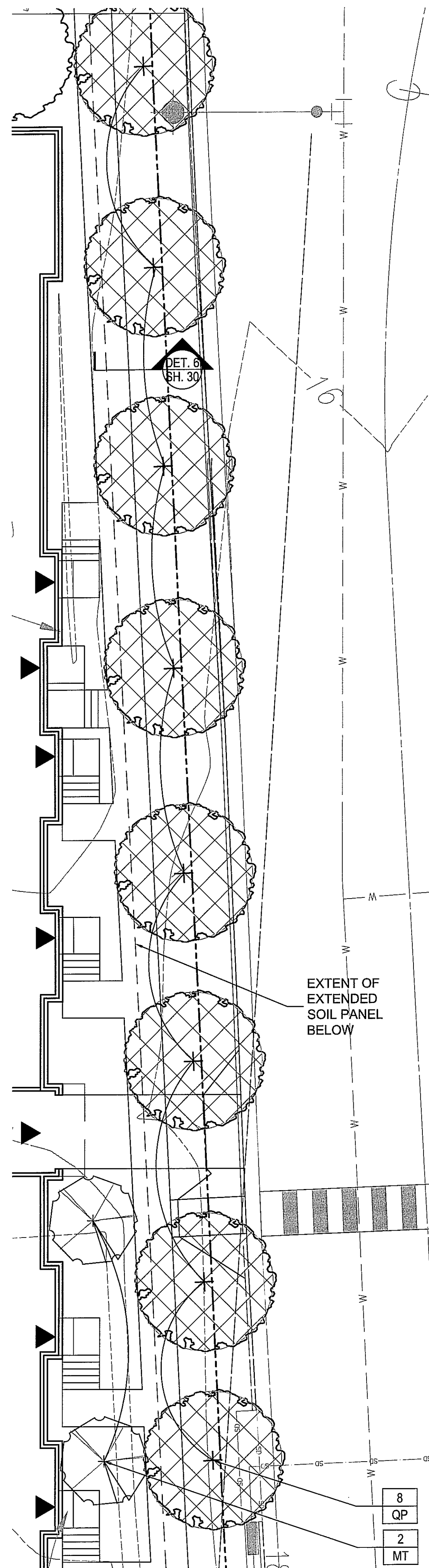
-  HATCHED AREA INDICATES "AREAS TO BE COUNTED" FOR INTERIOR PARKING LOT LANDSCAPING REQUIREMENT.
-  TREES PLANTED IN EXTENDED SOIL PANELS
-  TREES MAY POSSIBLY BE RELOCATED OR REMOVED BASE ON FIRE MARSHALL & VDOT REQUIREMENTS
-  TREES TO BE COUNTED FOR INTERIOR PARKING LOT CALCULATION.

NOTES:

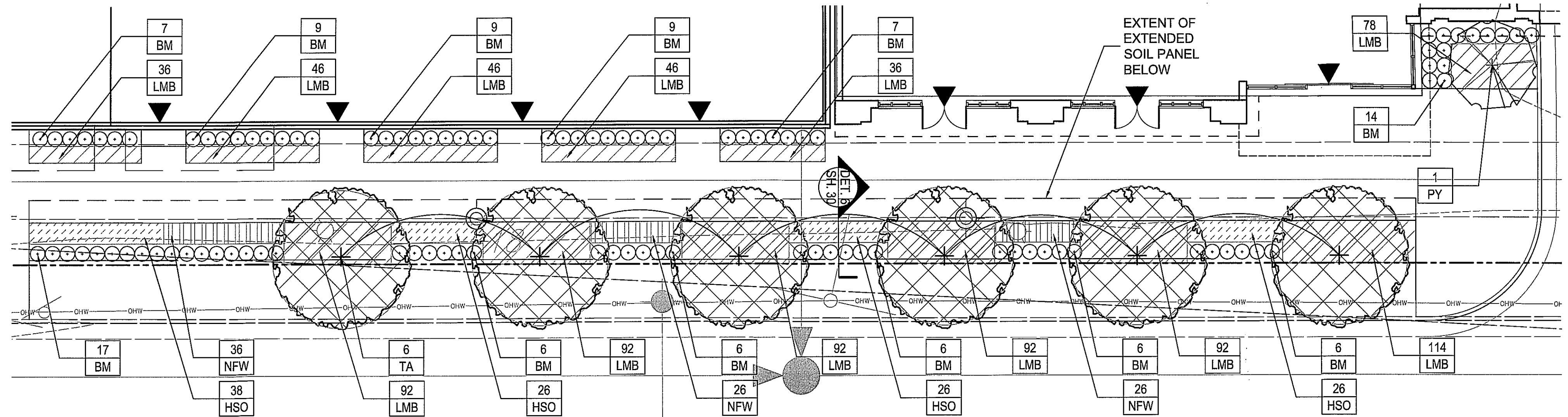
- REFER TO PAGE 30 FOR INTERIOR PARKING LOT LANDSCAPING CALCULATIONS AND 10 YR. TREE CANOPY COVER CALCULATIONS. TREES OUTSIDE OF PROPERTY NOT COUNTED TOWARDS 10 Y. TREE COVER CREDIT.
-



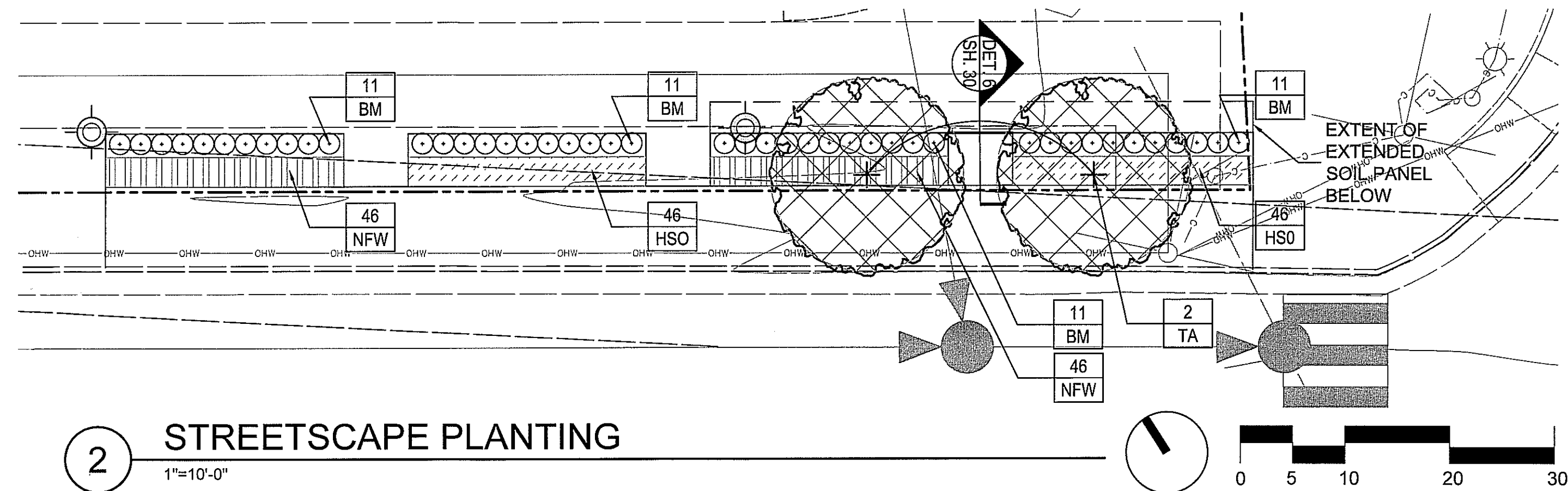
LSG LANDSCAPE ARCHITECTURE 1918 GALLOWAY ROAD, SUITE 110 FAIRFAX, VIRGINIA 22032 703.597.7494		PLAN DATE 07-14-11 10-05-11 12-19-11 03-29-12 06-11-12	DESCRIPTION REVISIONS No. DATE
OVERALL - LANDSCAPING PLAN 2550 HUNTINGTON AVE. CDP/FDP MOUNT VERNON DISTRICT FAIRFAX COUNTY, VIRGINIA		DATE: JUNE, 2011 SCALE: 1"=30' OF 35 FILE No. RZ-12622	DATE: JUNE, 2011 SCALE: 1"=30' OF 35 FILE No. RZ-12622



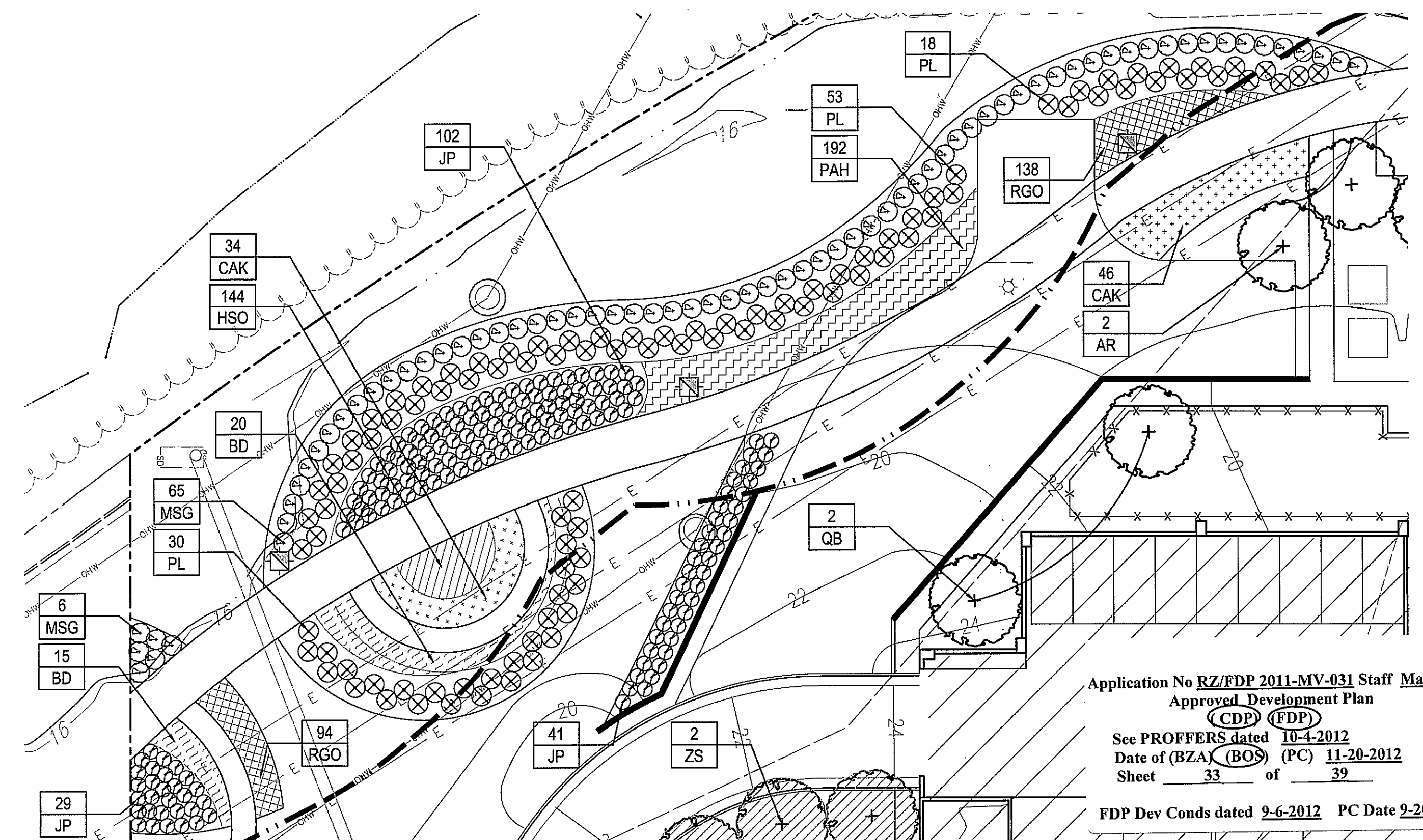
4 STREETScape PLANTING
1"=10'-0"



1 STREETScape PLANTING
1"=10'-0"



2 STREETScape PLANTING
1"=10'-0"



3 RPA PLANTING
1"=20'-0"

- LEGEND**
- HATCHED AREA INDICATES "AREAS TO BE COUNTED" FOR INTERIOR PARKING LOT LANDSCAPING REQUIREMENT.
 - TREES PLANTED IN EXTENDED SOIL PANELS (SEE DETAIL 6 ON SHEET 30 FOR SECTION)
 - TREES TO BE COUNTED FOR INTERIOR PARKING LOT CALCULATION.
- NOTES:**
- REFER TO PAGE 30 FOR INTERIOR PARKING LOT LANDSCAPING CALCULATIONS AND 10 YR. TREE CANOPY COVER CALCULATIONS. TREES OUTSIDE OF PROPERTY NOT COUNTED TOWARDS 10 Y. TREE COVER CREDIT.

PLANDATE		REVISIONS	
No.	DATE	No.	DESCRIPTION
07-14-11			
10-05-11			
12-22-11			
03-15-12			

LSG LANDSCAPE ARCHITECTURE
195 GALLONS ROAD, SUITE 110
FAIRFAX COUNTY, VIRGINIA 22031
703-827-2045

Mark R. Lewis
Lic. No. 000332
8/17/12

OVERALL - LANDSCAPING PLAN - ENLARGEMENTS
2550 HUNTINGTON AVE.
CDP/FDP
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

Application No RZ/FDP 2011-MV-031 Staff
Approved Development Plan
(CDP) (FDP)
See PROFFERS dated 10-4-2012
Date of (BZA) (BOS) (PC) 11-20-2012
Sheet 33 of 39
FDP Dev Conds dated 9-6-2012 PC Date 9-20-2012

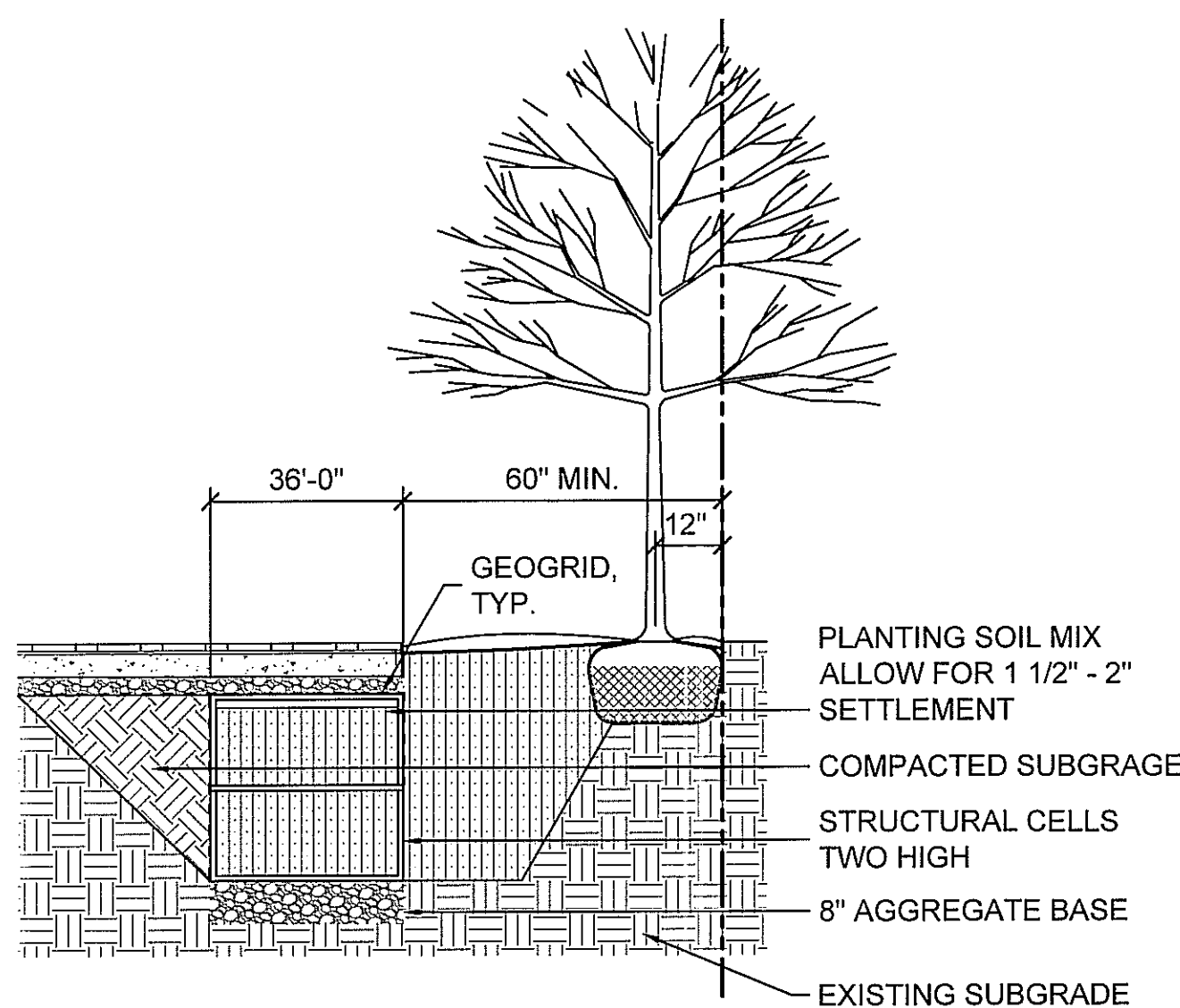
SHEET 29A OF 35
FILE No. RZ-12622

SCALE: 1"=30'
DATE: JUNE, 2011
CL= N/A

Key	Qty	Botanical Name	Common Name	Size	Spacing	Type	10 Year Canopy SF	Tree Canopy Sub-Total SF	Remarks
TREES									
AR	13	Acer rubrum 'October Glory'	October Glory Red Maple	3" cal.	As Shown	B & B	250	3250	Full & Dense
CC*	5	Carpinus caroliniana	American Hornbeam	3" cal.	As Shown	B & B	0	0	*Canopy Not Counted
PA	9	Platanus acerifolia 'Blood Good'	Blood Good London Plane Tree	3" cal.	As Shown	B & B	250	2250	Full & Dense
QB	9	Quercus bicolor	Swamp White Oak	3" cal.	As Shown	B & B	250	2250	Full & Dense
QP	8	Quercus phellos 'High Tower'	High Tower Willow Oak	3" cal.	As Shown	B & B	250	2000	Full & Dense
QP*	5	Quercus phellos 'High Tower'	High Tower Willow Oak	3" cal.	As Shown	B & B	0	0	*Canopy Not Counted
TA	8	Tilia americana	American Linden	3" cal.	As Shown	B & B	250	2000	Full & Dense
UP	32	Ulmus parvifolia 'Bosque TM'	Bosque Elm	3" cal.	As Shown	B & B	250	8000	Full & Dense
ZS	10	Zelkova serrata	Zelkova	3" cal.	As Shown	B & B	250	2500	Full & Dense
ORNAMENTAL TREES									
CK	11	Cornus kousa	Kousa Dogwood	3" cal.	As Shown	B & B	125	1375	Matching
LI	4	Lagerstroemia indica 'Natchez'	Crape Myrtle	3" cal.	As Shown	B & B	125	500	Specimen, Matching
MS	5	Magnolia x soulangiana	Saucer Magnolia	3" cal.	As Shown	B & B	125	625	Specimen, Matching
MT	6	Magnolia stellata	Star Magnolia	3" cal.	As Shown	B & B	125	750	Specimen, Matching
MV	15	Magnolia virginiana	Sweetbay Magnolia	3" cal.	As Shown	B & B	125	1875	Specimen, Matching
PO	6	Prunus x incamp 'Okame'	Okame Cherry	3" cal.	As Shown	B & B	125	750	Specimen, Matching
PY	1	Prunus x yedoensis	Yoshino Cherry	3" cal.	As Shown	B & B	125	125	Specimen, Matching
PY*	4	Prunus x yedoensis	Yoshino Cherry	3" cal.	As Shown	B & B	0	0	*Canopy Not Counted
SHRUBS									
BD	35	Buddleia davidii	Butterfly Bush	3 gal.	36" o.c.	Cont.	0	0	
BM	146	Buxus microphylla 'Green Gem'	Green Gem Boxwood	24" ht.	24" o.c.	Cont.	0	0	
JP	172	Juniperus chinensis 'Pfitzeriana'	Pfitzer Juniper	30" ht.	36" o.c.	Cont.	0	0	
PL	101	Prunus laurocerasus	Cherry Laurel	30" ht.	36" o.c.	Cont.	0	0	
GRASSES, PERENNIALS, GROUNDCOVERS									
HSO	352	Hemerocallis 'Stella d'Oro'	Daylily	1 gal.	15" o.c.	Cont.	0	0	
CAK	80	Calamagrostis x. acutiflora 'Karl Foerster'	Feather Reed Grass	3 gal.	36" o.c.	Cont.	0	0	
LMB	862	Liriope muscari 'Big Blue'	Big Blue Lilyturf	1 qt.	12" o.c.	Cont.	0	0	
MSG	71	Miscanthus sinensis	Maiden Grass	5 gal.	48" o.c.	Cont.	0	0	
NFW	180	Nepeta faassenii 'Walkers Low'	Catmint	1 gal.	15" o.c.	Cont.	0	0	
PAH	192	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	3 gal.	24" o.c.	Cont.	0	0	
RGO	232	Rudbeckia fulgida 'Goldsturm'	Black Eyed Susan	1 gal.	18" o.c.	Cont.	0	0	
TOTAL							28250		

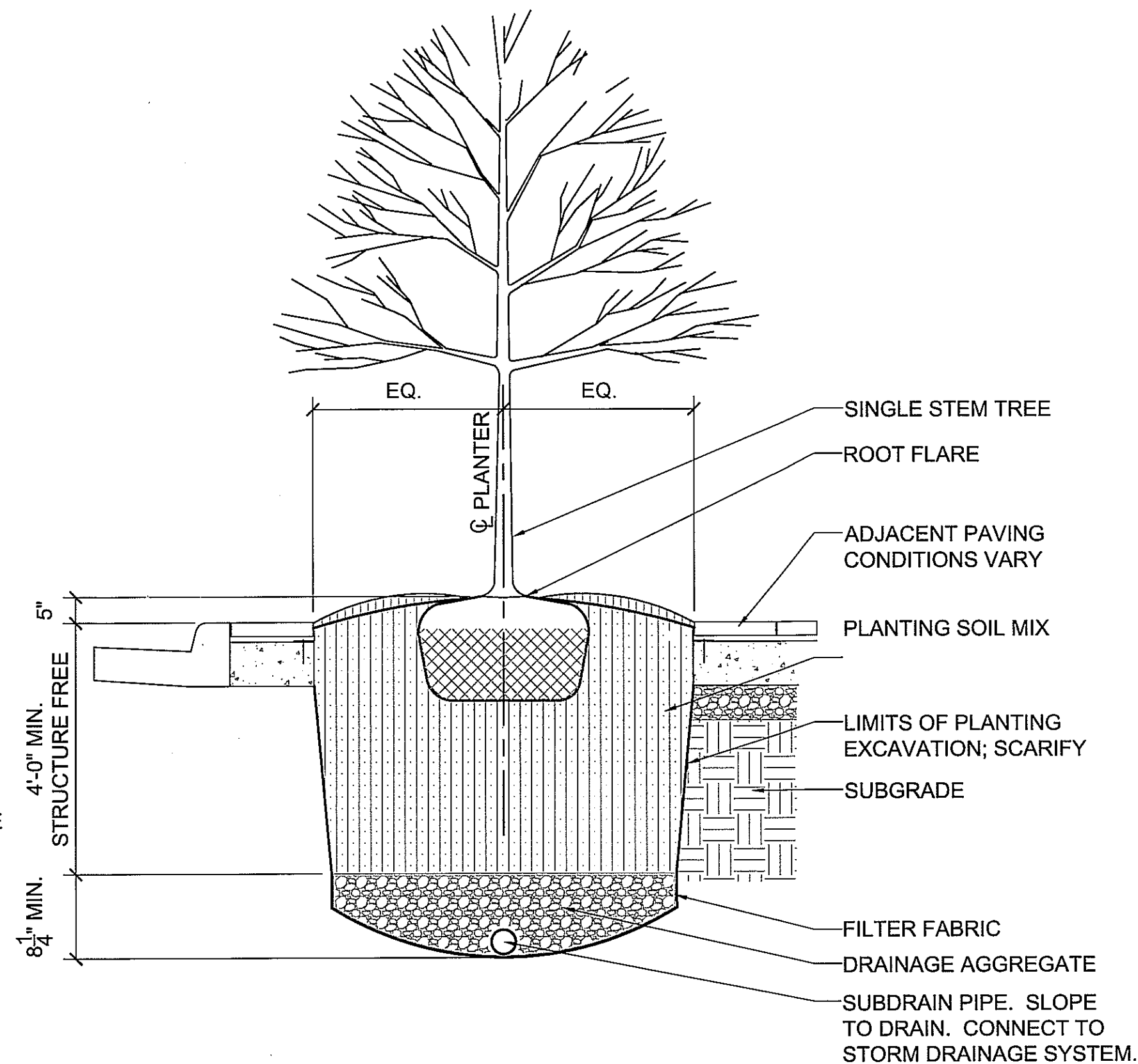
4 PLANT SCHEDULE

NTS



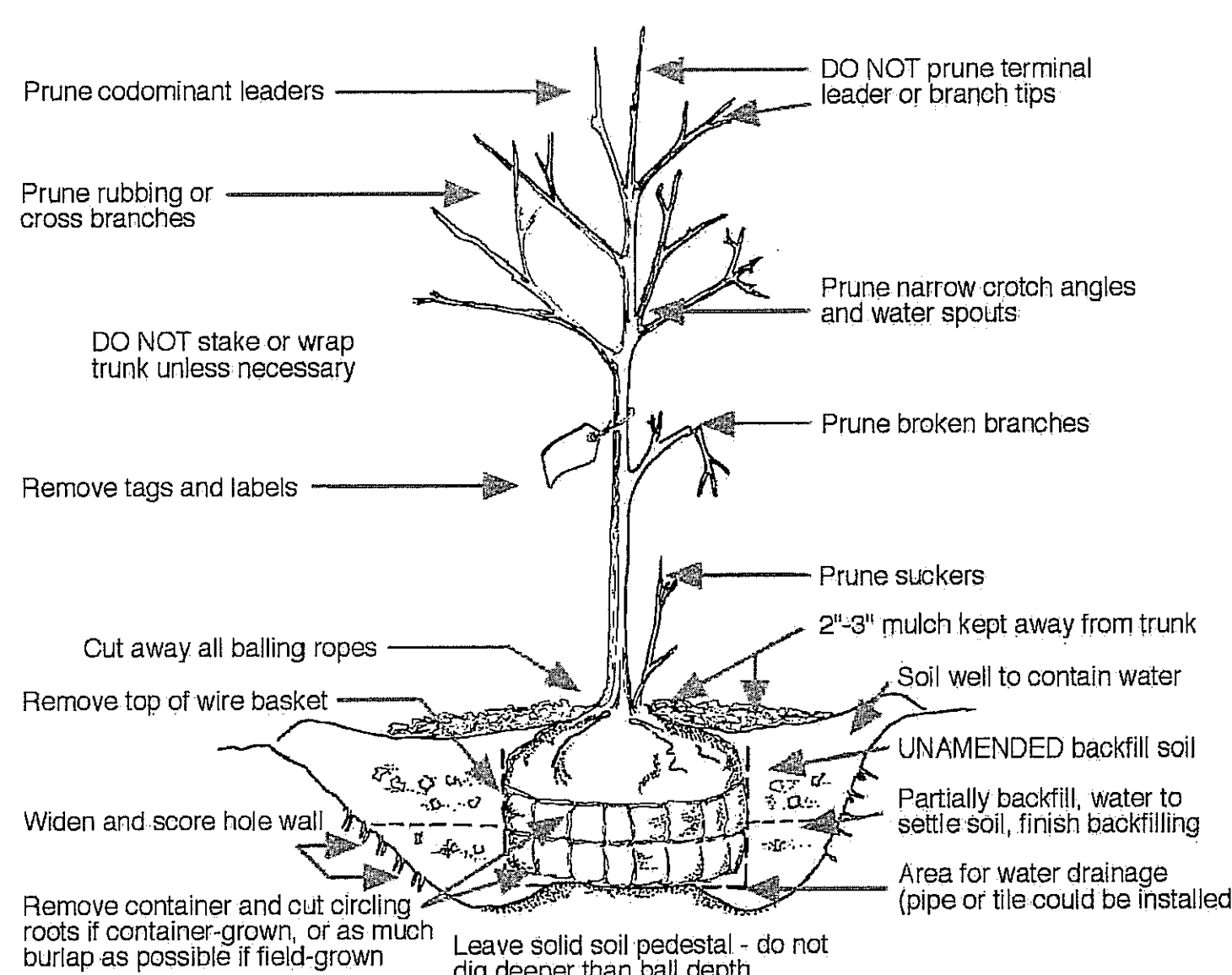
6 EXTENDED SOIL PANEL

3/8"=1'-0"



5 TYPICAL TREE PIT

1"=1'-0"



3 TYPICAL TREE PLANTING

NTS

Application No RZ/FDP 2011-MV-031 Staff Mayland
Approved Development Plan
(CDP) (FDP)
See PROFFERS dated 10-4-2012
Date of (BZA) (BOS) (PC) 11-20-2012
Sheet 34 of 39
FDP Dev Conds dated 9-6-2012 PC Date 9-20-2012

Table 12.12 10-year Tree Canopy Calculation Worksheet			
Step	Totals	Reference	
A. Tree Preservation Target and Statement			
A1	Place the Tree Preservation Target calculations and statement here preceding the 10-year tree canopy calculations	NO TREES PRESERVED	see § 12-0507.2 for list of required elements and worksheet
B. Tree Canopy Requirement			
B1	Identify gross site area =	263,076 sf	§ 12-0510.1A
B2	Subtract area dedicated to parks, road frontage, and		§ 12-0510.1B
B3	Subtract area of exemptions =	0 sf	§ 12-0510.1C(1) through § 12-0510.1C(6)
B4	Adjusted gross site area (B1 - B2) =	263,076 sf	
B5	Identify site's zoning and/or use		
B6	Percentage of 10-year tree canopy required =	10%	§ 12-509.1 and Table 12.4
B7	Area of 10-year tree canopy required (B4 x B5) =	26,308 sf	
B8	Modification of 10-year Tree Canopy Requirements requested?	No	Yes or No
B9	If B8 is yes, then list plan sheet where modification request is located		Sheet number
C. Tree Preservation			
C1	Tree Preservation Target Area =	0 sf	
C2	Total canopy area meeting standards of § 12-0200 =		
C3	C2 x 1.25 =	0 sf	§ 12-0509.3B
C4	Total canopy area provided by unique or valuable forest or woodland communities =		
C5	C4 x 1.5 =	0 sf	§ 12-0509.3B(1)
C6	Total of canopy area provided by "Heritage," "Memorial," "Specimen," or "Street" trees =		
C7	C6 x 1.5 to 3.0 =	0 sf	§ 12-0509.3B(2)
C8	Canopy area of trees within Resource Protection Areas and 100-year floodplains =		
C9	C8 x 1.0 =	0 sf	§ 12-0509.3C(1)
C10	Total of C3, C5, C7 and C9 =	0 sf	If area of C10 is less than B7 remainder of requirement must be met through tree planting - go to D
D. Tree Planting			
D1	Area of canopy to be met through tree planting (B7-C10) =	26,308 sf	
D2	Area of canopy planted for air quality benefits =	None	
D3	Area of canopy planted for energy conservation =	None	§ 12-0509.4B(1)
D4	Area of canopy planted for water quality benefits =	None	§ 12-0509.4B(2)
D5	Area of canopy planted for wildlife benefits =	None	§ 12-0509.4B(3)
D6	Area of canopy planted for water quality benefits =	None	§ 12-0509.4B(4)
D7	Area of canopy planted for wildlife benefits =	None	§ 12-0509.4B(5)
D8	Area of canopy provided by improved cultivars and varieties =	None	§ 12-0509.4B(6)
D9	Area of canopy provided through tree seedlings =	None	§ 12-0509.4D(1)
D10	Area of canopy provided through native shrubs or woody seed mix =	None	§ 12-0509.4D(1)(a)
D11	Percentage of D14 represented by D15 =	None	§ 12-0509.4D(1)(a)
D12	Area of canopy provided by improved cultivars and varieties =	None	Must not exceed 33% of D14
D13	Area of canopy provided through tree seedlings =	None	
D14	Area of canopy provided through native shrubs or woody seed mix =	None	
D15	Area of canopy provided through tree seedlings =	None	
D16	Percentage of D14 represented by D15 =	None	
D17	Total of canopy area provided through tree planting =	None	
D18	Is an offsite planting relief requested?	No	Yes or No
D19	Tree Bank or Tree Fund?		§ 12-0511
D20	Canopy area requested to be provided through offsite banking or tree fund	None	
D21	Amount to be deposited into the Tree Preservation and Planting Fund	None	
E. Total of 10-year Tree Canopy Provided			
E1	Total of canopy area provided through tree preservation (C10) =	0 sf	
E2	Total of canopy area provided through tree planting (D17) =	28,250 SF	
E3	Total of canopy area provided through offsite mechanism (D19) =	0 sf	
E4	Total of 10-year Tree Canopy Provided =	28,250 SF	Total of E1 through E3. Area should meet or exceed area in B6

1 10-YR CANOPY CALCULATION

NTS

INTERIOR PARKING LOT LANDSCAPING

TOTAL PARKING AREA TO BE COUNTED: 23,438 SF
BUILDING GARAGE FOOT PRINT AREA: 26,456 SF
INTERIOR LANDSCAPING REQUIRED (5%): 1,172 SF
TOTAL SHADE TREE COVER PROVIDED: 1,250 SF (5.3%)

5 TREES AT 250 SQ. FT. EACH

TOTAL AREA OF COVERAGE REQUIRED: 1,172 SF
TOTAL AREA OF COVERAGE PROVIDED: 1,250 SF

NOTE:

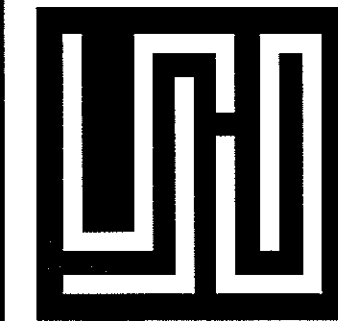
THE APPLICANT HEREBY REQUESTS A MODIFICATION OF INTERIOR PARKING LOT LANDSCAPING ON THE TOP OF THE PARKING DECKS IN FAVOR OF MORE SUSTAINABLE LANDSCAPING AS SHOWN ON THE INCLUDED LANDSCAPE PLAN.

2 INTERIOR PARKING CALCULATION

NTS

LSG LANDSCAPE ARCHITECTURE

690 CALIFORNIA ROAD, SUITE 110
VENETA, VIRGINIA 22182
703-861-2045



OVERALL - LANDSCAPE COMPUTATIONS

2550 HUNTINGTON AVE.

CDP/FDP

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE: JUNE, 2011

CL= N/A

SCALE: 1"=30'

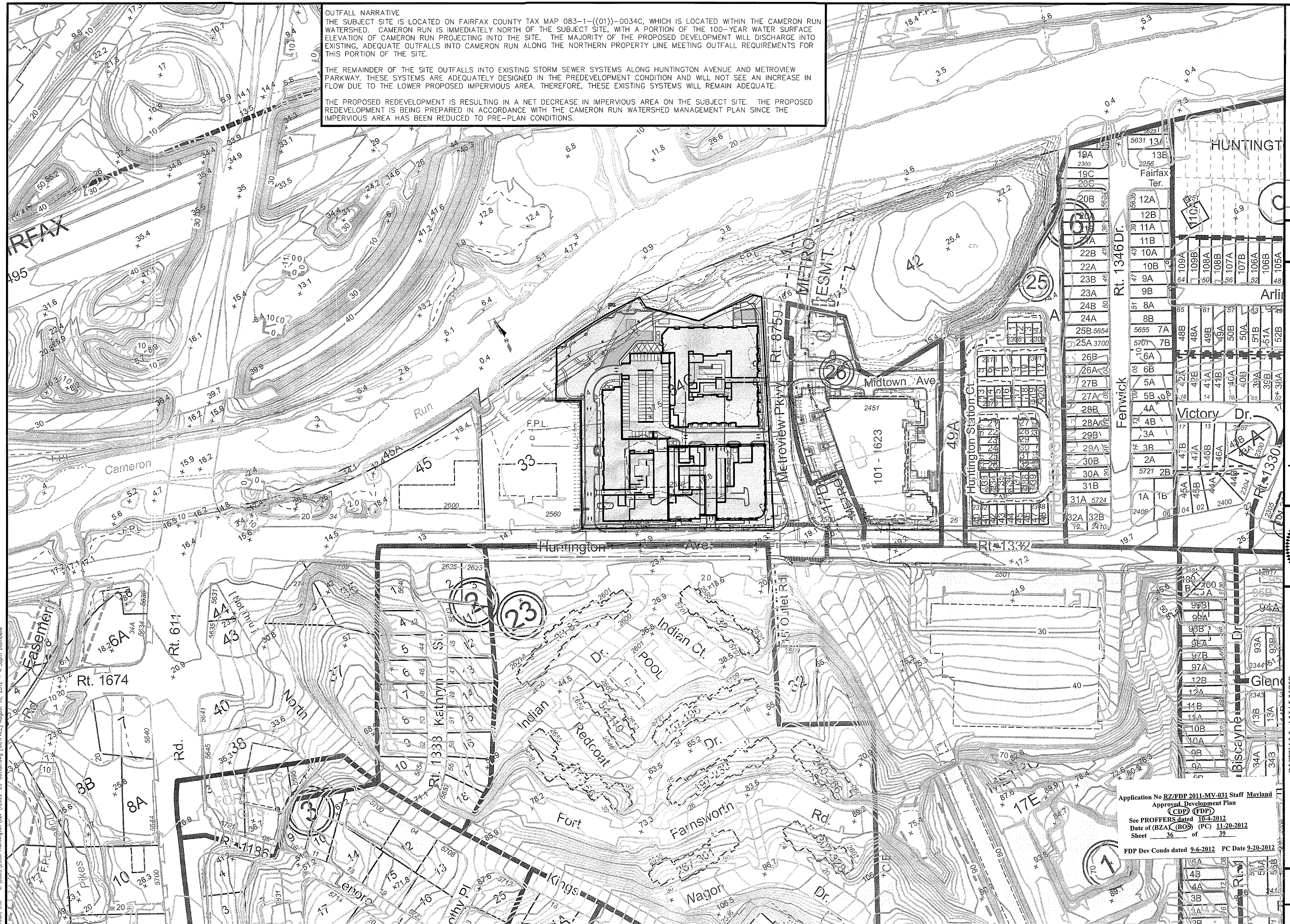
SHEET
30
OF
35

FILE No.
RZ-12622

THE SUBJECT SITE IS LOCATED ON FAIRFAX COUNTY TAX MAP 083-1-((011))--0034C, WHICH IS LOCATED WITHIN THE CAMERON RUN WATERSHED. CAMERON RUN IS IMMEDIATELY NORTH OF THE SUBJECT SITE, WITH A PORTION OF THE 100-YEAR WATER SURFACE ELEVATION OF CAMERON RUN PROJECTING INTO THE SITE. THE MAJORITY OF THE PROPOSED DEVELOPMENT WILL DISCHARGE INTO EXISTING, ADEQUATE OUTFALLS INTO CAMERON RUN ALONG THE NORTHERN PROPERTY LINE MEETING OUTFALL REQUIREMENTS FOR THIS PORTION OF THE SITE.

THE PROPOSED REDEVELOPMENT IS RESULTING IN A NET DECREASE IN IMPERVIOUS AREA ON THE SUBJECT SITE. THE PROPOSED REDEVELOPMENT IS BEING PREPARED IN ACCORDANCE WITH THE CAMERON RUN WATERSHED MANAGEMENT PLAN SINCE THE IMPERVIOUS AREA HAS BEEN REDUCED TO PRE-PLAN CONDITIONS.

THE PROPOSED REDEVELOPMENT IS RESULTING IN A NET DECREASE IN IMPERVIOUS AREA ON THE SUBJECT SITE. THE PROPOSED REDEVELOPMENT IS BEING PREPARED IN ACCORDANCE WITH THE CAMERON RUN WATERSHED MANAGEMENT PLAN SINCE THE IMPERVIOUS AREA HAS BEEN REDUCED TO PRE-PLAN CONDITIONS.

[illegible]

PLAN/DATE	
07-14-11	Urban, Ltd.
10-05-11	4200 D TECHNOLOGY CT.
12-19-11	CHANTILLY, VA. 20151
03-29-12	TEL. 703-642-2306
06-26-12	FAX 703-378-7888
07-25-12	www.urban-ltd.com
08-06-12	
08-17-12	

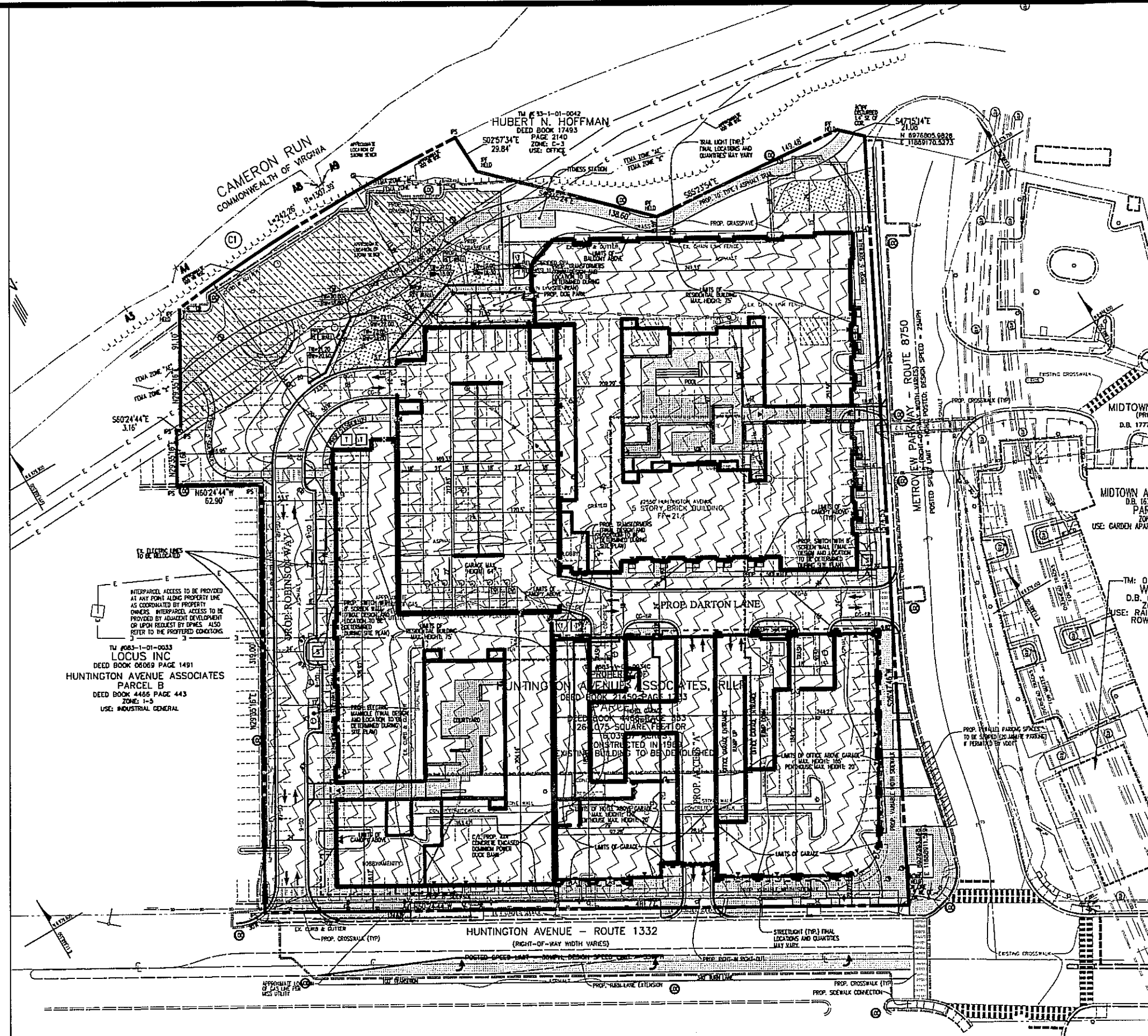
urbanTM
Architects - Engineers - Landscape Architects - Land Surveyors

COMMONWEALTH OF VIRGINIA
Clayton C. Tock
 CLAYTON C. TOCK
 Lic. No. 038790
 08/17/12
 PROFESSIONAL ENGINEER

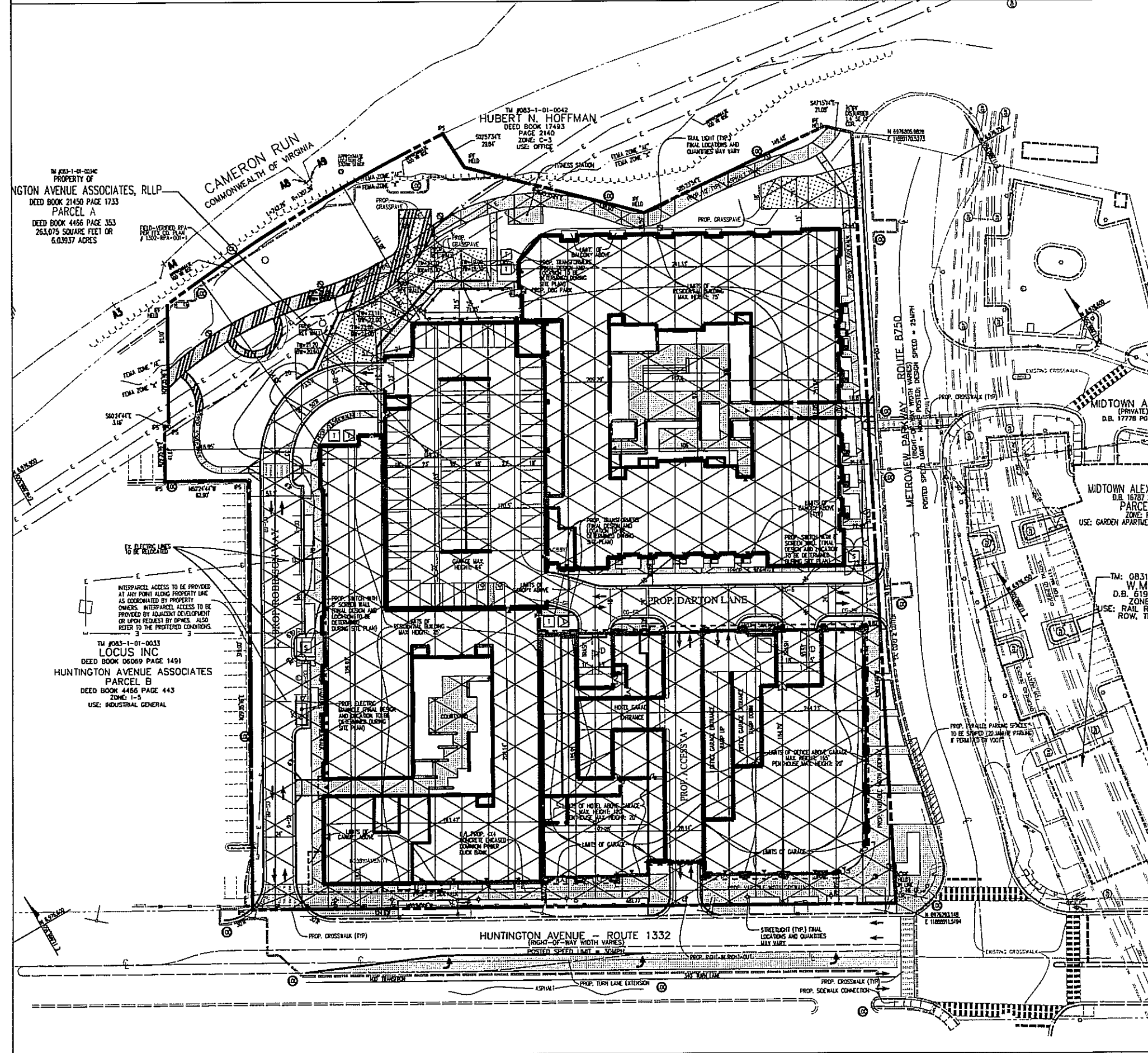
SHEET 32 OF 35	OUTFALL ANALYSIS
	2550 HUNTINGTON AVE. CDP/FDP MOUNT VERNON DISTRICT FAIRFAX COUNTY, VIRGINIA
FILE No. RZ-12622	SCALE: 1"=100' CL= 5' DATE: JUNE, 2011

SHEET 32 OF 35	OUTFALL ANALYSIS
	2550 HUNTINGTON AVE. CDP/FDP MOUNT VERNON DISTRICT FAIRFAX COUNTY, VIRGINIA
FILE No. RZ-12622	SCALE: 1"=100' CL= 5' DATE: JUNE, 2011

PRE-DEVELOPMENT
IMPERVIOUS AREA
SCALE: 1"=80'



POST-DEVELOPMENT
IMPERVIOUS AREA
SCALE: 1"=80'



LEGEND

- EXISTING IMPERVIOUS AREA WITHIN RPA = 16,060 SQ. FT. OR 0.37 ACRES
- EXISTING IMPERVIOUS AREA WITHIN RPA TO REMAIN = 3,819 SQ. FT. OR 0.088 ACRES (76.21% REDUCTION)
- EXISTING IMPERVIOUS AREA OUTSIDE OF RPA = 214,465 SQ. FT. OR 4.92 ACRES
- PROPOSED IMPERVIOUS AREA OUTSIDE OF RPA = 204,380 SQ. FT. OR 4.67% REDUCTION

2550 Huntington Avenue -Water Quality Impact Assessment

We hereby submit a Water Quality Impact Assessment for the above referenced project, which is located on Fairfax County Tax Map # 083-1-(01)-34C. The assessment is related to improvements within the RPA limits as depicted in the ALTA survey prepared by Vika, Inc in 2011, consisting of replacing the existing pavement and parking spaces with the proposed asphalt trail and emergency vehicle grasspave circle.

Section 118-4.3. Water Quality Impact Assessment Components.

The Water Quality Impact Assessment shall:

- (a) Display the boundaries of the RPA.
The WQIA plan view on this sheet depicts the RPA line as delineated by the ALTA survey prepared by VIKI, Inc. The impervious area (existing and proposed) have been hatched up to the limits of the RPA.

- (b) Display and describe the location and nature of the proposed encroachment into and/or impacts to the RPA, including any clearing, grading, impervious surfaces, structures, utilities, and sewage disposal systems

RPA Encroachment - There is existing parking areas within the RPA. The proposed RPA encroachment is limited to: removal of the existing impervious areas, such as the parking spaces, curbs, and asphalt; the construction of a ten foot wide asphalt trail traversing the site, and the construction of an emergency vehicle grasspave circle. There will also be necessary changes to utility connections to accommodate the demolition of the curbs. Modifications will also be made to Cameron Run to remove sediment build up and corrective measures made to the eroded areas of the banks of the streambed. The total disturbed area within the RPA is 16,762 s.f., of which, is mostly removal of existing impervious area. There will be minimal exposure of soil within the RPA.

Clearing & Grading - The entirety of the existing surface parking spaces within the RPA will be removed for the construction of the proposed asphalt trail and emergency vehicle grasspave circle. The total disturbed area within the RPA is 16,762 s.f.

Impervious Surfaces - As shown on this sheet, the existing impervious area in the RPA is 16,060 s.f. The proposed modification includes the removal of a portion of the impervious area within the RPA. The total impervious area after all site modifications have been completed will be 3,819 s.f., resulting in a reduction of impervious area within the RPA of 12,241 s.f.

Structure & Utilities - There are two existing storm sewer systems located within the RPA; one will be removed, and the other will remain. Neither outfall directly to the Cameron Run Floodplain. The storm structures do not consist of outlet structures and are therefore unable to have outlet protection measures. There are also existing overhead power lines located within the RPA that will remain.

Sewage Disposal Systems - There are no existing sewer lines located within the RPA of this site, nor will there be sewer lines proposed.

- (c) Provide justification for the proposed encroachment into and/or impacts on the RPA;
The proposed modifications within the limits of the RPA are an adjustment to the existing parking spaces in this area due to the requirements for the overall improvements with this site plan. The construction of the asphalt trail and emergency vehicle grass-pave area will take place in the cleared and graded area of the removed surface parking. Therefore, there will be no additional disturbance within the RPA for these installations. Furthermore, the proposed improvements associated with this plan decrease the impervious area within the RPA limits by 12,241 S.F. with the proposed improvements.

- (d) Describe the extent and nature of any proposed disturbance or disruption of wetlands;
There are no wetlands identified on the site, as such, there will be no disturbance to wetlands with the proposed demolition and construction mentioned in item (b).

- (e) Display and discuss the type and location of proposed best management practices to mitigate the proposed RPA encroachment and/or adverse impact;
BMPs will be provided by onsite facilities to be constructed and location determined with the final site plan. Furthermore, new pervious areas will be re-vegetated to mitigate any proposed disturbance within the RPA limits.

- (f) Demonstrate the extent to which the proposed activity will comply with all applicable performance criteria of this Chapter;
The proposed removal of the existing surface parking spaces will be offset by an underground parking structure on the site which will provide adequate parking for the proposed building as required by the Fairfax County Public Facilities Manual. The proposed utility improvements on the site will address the infrastructure needs of the post-developed area to account for the changes to the existing utilities.

- (g) Provide any other information deemed by the Director to be necessary to evaluate potential water quality impacts of the proposed activity.
No additional information is available for submission; however, should the Director need any further data or exhibits, Urban Engineering will be happy to provide the documents.

Sincerely,

Urban, Ltd.

Clayton C. Tock, P.E.
Associate

S.W.M., B.M.P. AND OUTFALL NARRATIVE

THE SUBJECT SITE IS LOCATED ON TAX MAP 83-1-(11)-0034C. THE ENTIRE SITE IS LOCATED WITHIN THE CAMERON RUN WATERSHED. THE SUBJECT SITE IS ZONED I-5 PER THE FAIRFAX COUNTY ZONING ORDINANCE. WORK PROPOSED WITH THIS DEVELOPMENT PLAN PERTAINS TO THE REDEVELOPMENT OF THE ENTIRE SITE.

PER SECTION 6-401.2B OF THE PFM, SINCE THE ORIGINAL SITE WAS NOT SERVED BY ONE OR MORE BMPs, THE REQUIRED PHOSPHORUS REMOVAL IS BASED ON THE PRE AND POST DEVELOPMENT C FACTORS. BASED ON THE ANALYSIS OF THE PRE AND POST DEVELOPMENT C FACTORS, THE REQUIRED PHOSPHORUS REMOVAL IS 2.64%. PLEASE REFER TO THIS SHEET FOR THE REQUIRED PHOSPHORUS REMOVAL COMPUTATIONS. BMP FOR THE SITE HAS BEEN PROVIDED FOR THROUGH PROPOSED FILTERRAS AND A STORMCEPTOR. BMP COMPUTATIONS FOR THE SITE HAVE BEEN PROVIDED ON THIS SHEET ALONG WITH THE BMP TRACKING FORM.

SIGNATURE: *Clayton Tock* DATE: 08/17/12
CLAYTON TOCK, P.E.
ASSOCIATE

QUALIFICATION FOR REDEVELOPMENT

Within the RPA:
Pre Development Impervious Area = 0.37 ac.
Post Development Impervious Area = 0.088 ac.
[(1" post - 1" pre)/1" pre] x 100 = -76.21%

No net increase in impervious area therefore qualifies for 'Redevelopment' status.

Remainder of Site: (outside of RPA)
Pre Development Impervious Area = 4.92 ac.
Post Development Impervious Area = 4.69 ac.
[(1" post - 1" pre)/1" pre] x 100 = -4.67%
-4.67% < 20% therefore qualifies for 'Redevelopment' status.

BMP REMOVAL REQUIREMENT:

PER PFM SECTION 6-401.2B
[1-0.9X(1"PRE/1"POST)]X100
[1-0.9X(5.29/4.79)]X100 = 0.61%

BMP FACILITY DESIGN CALCULATIONS

Plan Name: 2550 Huntington Ave. Date: 08/17/12
Plan Number: _____ Engineer: Brandon Fombelle

I. WATER QUALITY NARRATIVE

SEE THIS SHEET

II. WATERSHED INFORMATION

Part 1: List all of the Subareas and "C" factors used in the BMP Computations

Subarea Designation (1)	"C" (2)	Acres (3)
(1) TOTAL ONSITE UNCONTROLLED	0.85	4.81
(2) TOTAL ONSITE CONTROLLED (FILTERRA)	0.85	0.52
(3) TOTAL ONSITE CONTROLLED (STORMCEPTOR)	0.85	0.70
Total		6.04

III a. PHOSPHORUS REMOVAL - "OCOQUAN METHOD"

Part 2: Compute the Weighted Average "C" Factor for the Site

Subarea Designation (1)	"C" (2)	Acres (3)	Product (4)
(1) TOTAL ONSITE UNCONTROLLED	0.85	4.81	= 4.09
(2) TOTAL ONSITE CONTROLLED (FILTERRA)	0.85	0.52	= 0.45
(3) TOTAL ONSITE CONTROLLED (STORMCEPTOR)	0.85	0.70	= 0.60
(b) Total		5.13	

(c) Weighted average "C" factor

(b)/(a) = (c) 0.85

Part 3: Compute the Total Phosphorus Removal for the Site

Subarea Designation (1)	Removal Efficiency (%) (3)	Area Ratio (4)	"C" Ratio (5)	Product (6)
(1) TOTAL ONSITE UNCONTROLLED	0	x 0.80	x 1.00	= 0.00
(2) TOTAL ONSITE CONTROLLED (FILTERRA)	55	x 0.09	x 1.00	= 4.77
(3) TOTAL ONSITE CONTROLLED (STORMCEPTOR)	15	x 0.12	x 1.00	= 1.74
(a) Total =				6.51

Part 4: Determine Compliance with Phosphorus Removal Requirement

(A) Select Requirement

(a) 0.40

Water Supply Overlay District
(Occoquan Watershed) = 50% (Fairfax County and
Prince William County)
Chesapeake Bay Preservation Area
(New Development) = 40% (Fairfax County)
50% (Prince William County)
Chesapeake Bay Preservation Area
(Redevelopment)
[1 - 0.9 x (1" pre/1" post)] x 100 = 0.40 %

(B) If Line 3(a) > Line 4(a), the Phosphorus removal requirement is satisfied.

Line 3(a) 6.51 >= 0.40

PHOSPHORUS REMOVAL REQUIREMENT IS SATISFIED

Application No RZ/FDP 2011-MV-031 Staff Mavland
Approved Development Plan

See PROFFERS dated 10-4-2012
Date of (BZA) (BO) (PC) 11-20-2012
Sheet 37 of 39

FDP Dev Conds dated 9-6-2012 PC Date 9-20-2012

SWM & BMP NARRATIVE & COMPS & WQIA

2550 HUNTINGTON AVE.
CDP/FDP

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: AS NOTED

DATE: JUNE, 2011

CL=2'

SHEET
33
OF
35

FILE No.
RZ-12622

PLANDATE

07-14-11
12-19-11
03-29-12
06-26-12
07-23-12
08-17-12

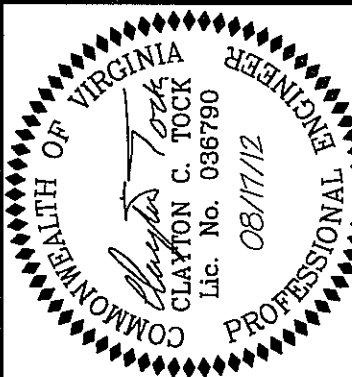
REVISIONS

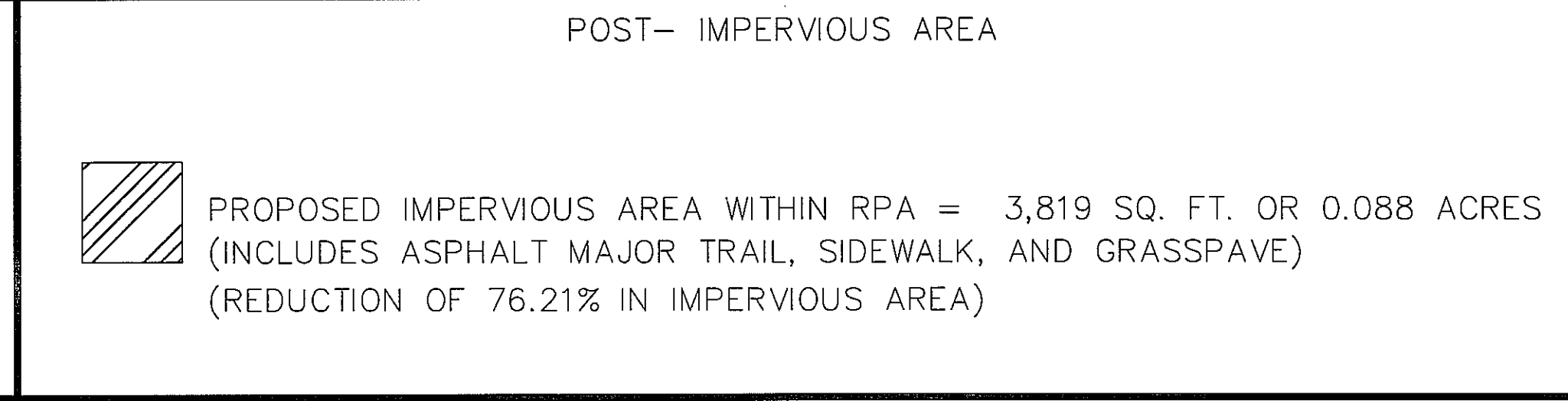
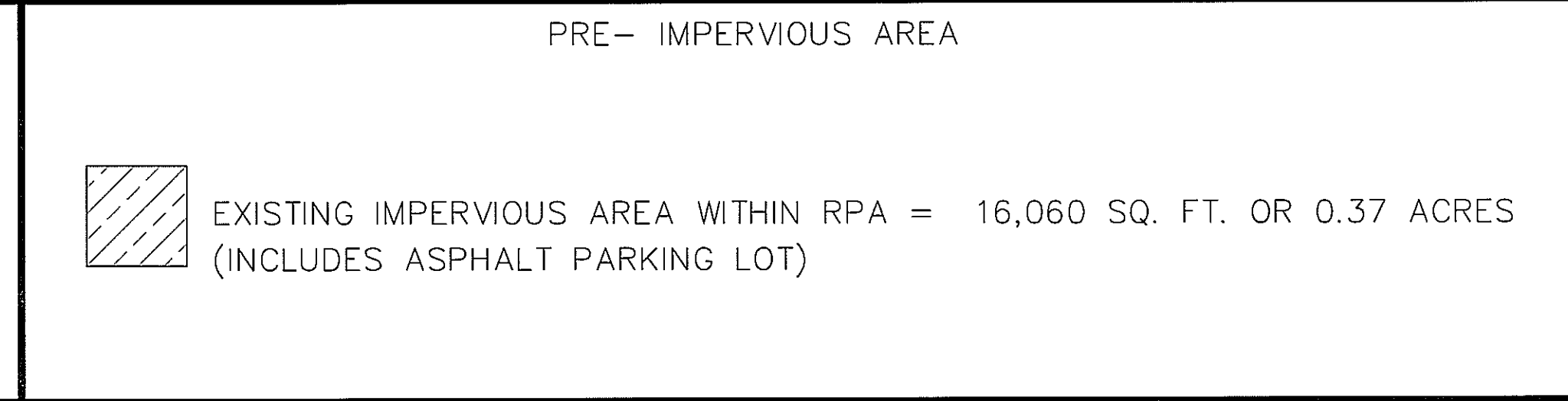
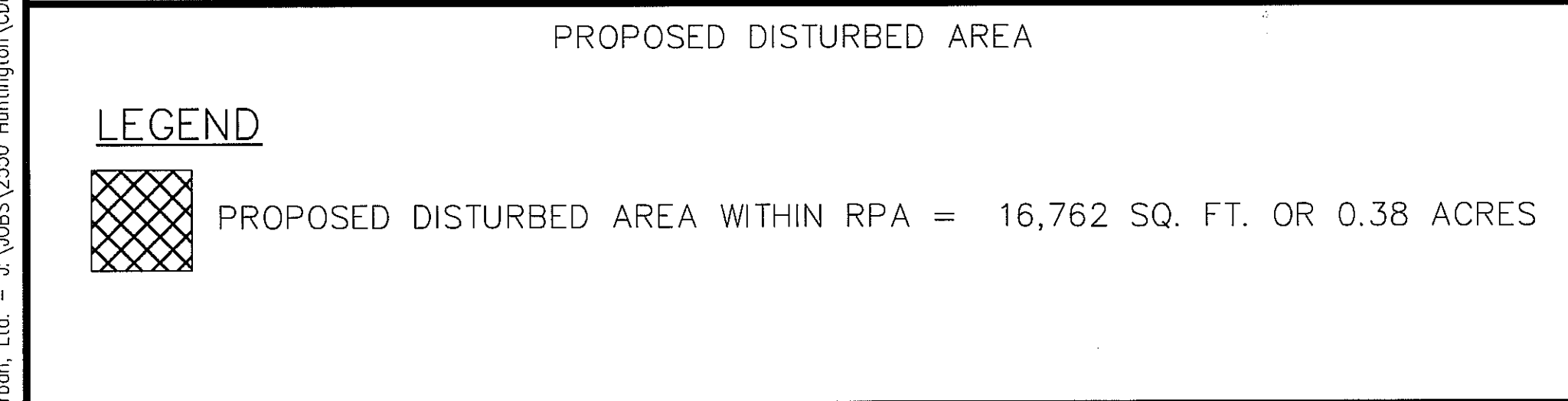
DESCRIPTION



No. DATE

Urban, Ltd.
4200 D TECHNOLOGY CT.
CHANTILLY, VA 20151
TEL 703-642-2306
FAX 703-576-7888
www.urban-ltd.com

urban
PLANNERS-Engineers-Landscape Architects-Land Surveyors





FILE No. RZ-12622	SHEET 34 OF 35	SCALE: 1"=30'	DATE: JUNE, 2011	CL= N/A	<p>RPA DISTURBANCE PLAN</p> <p>2550 HUNTINGTON AVE.</p> <p>CDP/FDP</p> <p>MOUNT VERNON DISTRICT</p> <p>FAIRFAX COUNTY, VIRGINIA</p>		 <p>urbanTM</p> <p>Planners • Engineers • Landscape Architects • Land Surveyors</p>	<p>Urban, Ltd. 100 HUNTINGTON CRYST. CHANTILLY, VA. 20151 TEL. 703-442-2306 FAX 703-378-7888 www.urban-lltd.com</p>	PLAN DATE	<table><tr><th>No.</th><th>DATE</th><th>DESCRIPTION</th><th>REVISIONS</th></tr><tr><td>07-14-11</td><td></td><td></td><td></td></tr><tr><td>10-05-11</td><td></td><td></td><td></td></tr><tr><td>12-19-11</td><td></td><td></td><td></td></tr><tr><td>01-25-12</td><td></td><td></td><td></td></tr><tr><td>06-26-12</td><td></td><td></td><td></td></tr><tr><td>07-25-12</td><td></td><td></td><td></td></tr><tr><td>08-05-12</td><td></td><td></td><td></td></tr><tr><td>08-17-12</td><td></td><td></td><td></td></tr></table>			No.	DATE	DESCRIPTION	REVISIONS	07-14-11				10-05-11				12-19-11				01-25-12				06-26-12				07-25-12				08-05-12				08-17-12			
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TM #083-1-01-0034C
PROPERTY OF
HUNTINGTON AVENUE ASSOCIATES, RLLP
DEED BOOK 21450 PAGE 1733
PARCEL A
DEED BOOK 4466 PAGE 353
263,075 SQUARE FEET OR
6.03937 ACRES

TM #083-1-01-0033C
LOCUS INC
DEED BOOK 06069 PAGE 1491
HUNTINGTON AVENUE ASSOCIATES
PARCEL B
DEED BOOK 4466 PAGE 443
ZONE: I-S
USE: INDUSTRIAL GENERAL



TM #083-1-01-0042
HUBERT N. HOFFMAN
DEED BOOK 17493
PAGE 2140
ZONE: C-3
USE: OFFICE

TM: 0831-01-0017D
W.M.A.T.A.
D.B. 6195 PG. 797
ZONE: R-4
USE: RAIL RAPID TRANSIT
ROW, TERMINALS

TM: 0831-01-0017D
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Application No RZ/FDP 2011-MV-031 Staff Mayland
Approved Development Plan
(CDP) (FDP)
See PROFFERS dated 10-4-2012
Date of (BZA) (BOS) (PC) 11-20-2012
Sheet 39 of 39
FDP Dev Conds dated 9-6-2012 PC Date 9-20-2012

LEGEND
ON SITE - UNTREATED AREA

SHEET 35 OF 35	FILE No. RZ-12622	SWM & BMP	2550 HUNTINGTON AVE. CDP/FDP MOUNT VERNON DISTRICT FAIRFAX COUNTY, VIRGINIA	SCALE: 1"=30'	DATE: JUNE, 2011	CI= 2'		 urban Planners • Engineers • Landscape Architects • Land Surveys	Urban, Inc. 4300 D TECHNOLOGY CT. CHANTILLY, VA, 20151 TEL: 703-642-2306 FAX: 703-378-7888 www.urban-inc.com	PLAN DATE	07-14-11 10-05-11 02-23-11 02-23-11 06-28-12 07-26-12 08-17-12
										No.	DATE
										REVISIONS	